

Army Lodging Wellness Recommendation



Fort Campbell - Final Submittal

August 19, 2003

3D/I

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Introduction

Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Campbell Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including renovation, replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for

conformance to the Army Lodging functional standards. Facilities assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.

- The age, condition, and existing configuration of the most of the existing Lodging buildings support a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Based on the historic and expected demand pattern at this facility, it is our recommendation that the number of rooms be sized using the “80% of Official Demand” criterion. Using this criterion, we expect an occupancy rate of 88% which meets 80% of the projected official demand.

Room Count and Mix Recommendation

217 rooms

Proposed room mix:

- 76 standard guest rooms;
- 36 extended-stay guest rooms offering a kitchenette;
- 105 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

The demand analysis has determined a need of 217 rooms; however, based on existing and proposed building configurations, the actual number recommended for the Fort Campbell Wellness Plan will be 233 rooms.

Lodging Summary

The following Lodging for Fort Campbell is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis									
						217	76	36	105
Existing Lodging Facilities									
82	0					0			
83	135	44	91			126	44	82	
1581	0					0			
1582	24		24			0			
1583	24		24			0			
1584	22		22			0			
1585	12		8	4		0			
1595	1				1	0			
Totals	218	44	169	4	1	126	44	82	0
New Proposed Lodging Facility									
						107			107
Total Lodging Rooms									
						233	44	82	107

Summary of Room Count and Mix based on Configuration

- 233 rooms
 - 44 standard guest rooms;
 - 82 extended-stay guest rooms offering a kitchenette;
 - 107 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed new facility cost.

Building Number	Existing Units					Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Renovation Cost**	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Renovation Cost	New Construction Cost
Existing Lodging Facilities									
82	0	*****	\$ 536,300	\$ 584,630	91.73%	0		\$ 536,300	
83	135	*****	\$ 4,753,155	\$ 13,823,620	34.38%	0		\$ 4,753,155	
1581	0	\$ 242,850	****	\$ 440,200	55.17%	0			
1582	24	\$ 1,420,115	****	\$ 2,061,460	68.89%	0			
1583	24	\$ 1,420,115	****	\$ 2,061,460	68.89%	0			
1584	22	\$ 1,388,155	****	\$ 2,061,460	67.34%	0			
1585	12	\$ 959,620	****	\$ 1,416,320	67.75%	0			
1595	1	\$ 151,275	****	\$ 194,515	77.77%	0			
Totals	218					126	\$ 5,289,455	\$ 5,289,455	\$ -
New Proposed Lodging Facility									
						107	\$ 13,967,825		\$ 13,967,825
Total									
						233	\$ 19,257,280	\$ 5,289,455	\$ 13,967,825

* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

*** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

**** If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

***** Renovation Cost includes Condition Assessment items and Renovation Cost to meet Army Lodging Standards.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed renovation and new construction costs on-post. The renovation and new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	Renovation	New Building	Total
Cost per Room at Fort Campbell	\$ 48.82	\$ 58.01	\$ 53.04
Off Post Cost per Room	\$ 56.06	\$ 56.06	\$ 56.06
Difference between On-Post and Off-Post Lodging per room	\$ 7.24	\$ (1.95)	\$ 3.02
% Savings of On-Post to Off-Post Lodging	12.9%	-3.5%	5.4%

The Cost Per Room at Fort Campbell is based on:

Renovation / New Construction Cost w/ inflation to FY 08

Current Operating Cost w/ inflation to FY 08

Cap Ex Cost

Capital Assessment Cost to FY 08

Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference and the savings of 5.4%, it is our recommendation that the Army retain one existing Lodging facility and construct one new Lodging facility at Fort Campbell in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations / Conclusions

The Wellness Recommendation for Fort Campbell is to continue the use of Turner Guest House (buildings 82 and 83) with 126 rooms and to construct a new Lodging facility on-post to accommodate 107 family suites, for a total of 233 rooms on-post, to meet the 217 room requirement.

The Turner Guest House (buildings 82 and 83) will continue to serve as the primary Lodging facility and will accommodate the public and back-of-the-house spaces for the total Lodging inventory. We recommend that the building maintain similar room inventory based on existing configuration. This will give the installation a larger number of extended stay guest rooms in lieu of the standard guest rooms determined by the demand requirement.

The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. Existing Lodging facilities that do not meet condition and functional requirements based on cost shall be removed from the Lodging inventory. A synopsis of recommended building actions follows:

- Construct a new Lodging facility to include 107 family suites.
- Retain building 82 and 83 (Turner Guest House) with 44 standard rooms and 82 extended stay rooms. These buildings will continue to serve as the primary Lodging facilities for the installation. Renovations will be required to meet the Army Lodging requirements for the public and back-of-the-house spaces.
- Remove existing Lodging building 1581, 1582, 1583, 1584, 1585, and 1595 (Barsanti House) from the Lodging inventory due to the condition of existing building systems.

Cost Summary

The cost for this recommendation will be:

Renovation of Turner Guest House	\$ 5,289,455
New Lodging Facility	\$13,967,825
Total	\$19,257,280

Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 1581, 1582, 1583, 1584, 1585, and 1595 (Barsanti House).
- Construct new Lodging facility prior to removing existing Lodging buildings from the inventory.
- Renovate building 82 and 83 to bring public and back-of-the-house functions up to current Army Lodging standards and to support the entire Lodging inventory prior to removing public and back-of-the-house spaces from 1581.
- Remove buildings 1581, 1582, 1583, 1584, 1585, and 1595 (Barsanti House) from Lodging inventory.

Section 2

Lodging

Master Plan

Fort Campbell, located on the Tennessee-Kentucky border, occupies more than 105,070 acres across the 2 states and is home of the 101st Airborne Division, the only air assault division in the world. Fort Campbell's primary mission is to support training, mobilization, and deployment of mission-ready forces. With construction dating back to 1942, this installation is historically significant with respect to facilities and the mission.



The Fort Campbell Installation Design Guide incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required analyses and were incorporated into the recommendations of the Lodging Wellness Plan.

The character of Fort Campbell has been preserved and enhanced through the use of brick and stucco. Medium to low sloped roofs, medium toned brick and split-face block walls, and small window and exterior openings are present, often shaded by overhangs or balconies, and long, low building masses exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities at Fort Campbell were constructed in various phases and are located in several areas of the installation. A thorough condition and functional assessment of the existing buildings noted significant deficiencies in several buildings. Renovation of the majority of these buildings to the new Lodging standards and building configuration is either viable within the 50% threshold or not recommended based on age and demand requirement for the installation. The primary Lodging area is located near the main entrance of the installation and in close proximity to a majority of the community facilities. This site is also recommended for planning future Lodging construction. Note that since the installation basically straddles the state line between Tennessee and Kentucky, the cost of construction will vary significantly between the two states and should be a consideration in the final siting of new Lodging facilities.

The proposed Fort Campbell Lodging Master Plan reflects 233 Lodging rooms with replacement of six existing Lodging buildings in a new Lodging facility. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. This new facility, in conjunction with existing Lodging buildings 82 and 83, will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements. Siting of the new 107 room Lodging facility is recommended adjacent to existing buildings 82 and 83.

Existing Lodging Facilities



Building 82 and 83 (Turner Guest House)

Building 82 and 83, constructed in 1997, is the main Lodging facility complex. Building 82 is a single story structure serving as the administrative building, including the lobby, breakfast area, and administrative spaces. Building 83 is a 2-story structure housing 44 standard rooms and 91 extended stay rooms. This building also includes the back-of-house Lodging functions such as in-house laundry, maintenance, and receiving.

Although the facility was constructed within the last 5 years, it does not meet all of the current Army Lodging standards for the public and back-of-house spaces. Renovation is recommended to these spaces to provide a cohesive main Lodging facility.

The existing extended stay guest rooms in building 83 are oversized at 380 square feet each, but reconfiguration to meet current Army Lodging standards is not feasible based on building footprint and structure. Additionally, this building has more extended stay rooms and less standard rooms than required based on the demand. Our recommendation is to retain these rooms based on the age of this building, and to retain the existing kitchenettes in these extended stay rooms in lieu of removing these units to meet the standard room demand requirement.

The costs to make improvements and to bring the facility up to Army Lodging standards as noted will not exceed the 50% replacement cost.

Our recommendation is to retain buildings 82 and 83 in the Lodging inventory, with renovations to the public and back-of-house spaces. The

facility will continue to serve as the primary Lodging function in the Fort Campbell Wellness Solution and Lodging Master Plan.



Buildings 1581, 1582, 1583, 1584 and 1585 (Richardson Guest House)

Buildings 1581, 1582, 1583, 1584 and 1585 were constructed in 1975. These buildings house 78 extended stay rooms and 4 family suites, are in poor condition, but meet the majority of the current Army Lodging standards. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove buildings 1581, 1582, 1583, 1584, and 1585 from the Lodging inventory, allowing the installation to determine an alternate use for these facilities. These facilities will be removed from the Fort Campbell Wellness Solution and Lodging Master Plan.



Building 1595 (Barsanti House)

Building 1595, constructed in 1975 is a single story structure housing a single DVQ. This building is in poor condition and does not meet current Army Lodging standards. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove building 1595 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Campbell Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new Lodging facility includes 107 family suites for Fort Campbell. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. The lobby and back-of-the-house spaces in existing Lodging building 82 and 83 will support the entire Lodging inventory at Fort Campbell.

The proposed new construction will be sited adjacent to building 82 and 83 (Turner Guest House) near the main entrance of the installation and in close proximity to a majority of the community facilities. The proposed building construction is steel frame with CMU infill walls, sloped standing seam metal roof, and a brick exterior veneer. The architectural guidance

for Fort Campbell is very specific and is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide varying roof levels to promote interest and character, while providing relief from the scale of the facility. The building will be 4-story with a single story entrance providing a pedestrian scale and emphasis.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 9% Add On Factor (does not include Outside Areas)*			78,057	78,532
Public Areas			19,084	18,700
Exterior Entrance	N/A	N/A	-	-
Vestibule	1	1	-	-
Lobby (includes vestibule)	-	500-800	-	781
Front Desk	1 station	100	-	-
Bell Cart Station	3	12	36	50
Breakfast Bar (Seat/Svc) - min.	-	550	-	-
Passenger Elevators	2 elev. @ 4 floors	64	512	524
Stairs	3	230	2,760	2,092
Public Corridors	-	-	13,300	13,332
Public Telephone Area	3	4	12	76
Vending - Full Service	2	70	140	198
Vending - Ice Only	2	30	60	40
Women - Lobby	-	200	-	-
Men - Lobby	-	200	-	-
Multi-Purpose Room - (250 s.f. min.)	-	250	-	-
Study Rooms - (1 per 25 ext stay units)	-	250	-	-
Guest Laundries - (2 sets w/d per 75 units)	2	192	384	528
Gear Wash Rooms - (170 s.f. min.)	-	170	-	-
Guest Bulk Storage - (1 per 4 family suites)	27	25 ea. 40 w/circ.	1,080	1,079
Guest Rooms	107		48,150	48,150
Guest Room - Standard		300	-	-
Guest Room - Ext. Stay		300	-	-
Guest Room - Family Suites	107	450	48,150	48,150

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Back-of-House Areas			4,378	4,742
Manager's Office	-	180	-	-
Assistant Manager Offices	-	120	-	-
Front Office Manager	-	100	-	-
Admin. Offices	2 staff	200-250	-	-
Cash Room	-	75	-	-
Luggage Storage	-	50	-	-
Admin. Conference Room	-	250	-	-
Housekeeping Office	-	120	-	-
Dirty/Clean Linen Storage	1	50	50	101
In-House Laundry - (500 s.f. minimum)	-	500	-	-
Receiving Office	-	75	-	-
Maintenance Area	-	175	-	-
Kitchen Prep Room	-	150	-	-
Break Room	1	210	210	244
Staff Toilet - Men	1	100	100	70
Staff Toilet - Women	1	100	100	70
Access Corridor	-	-	1,170	1,167
Receiving -min.	-	150	-	-
Housekeeping Rooms	1 per 15 units	128	1,024	1,022
Service Elevator	1	80	320	324
Data/Commo Room	1	100	100	95
Switch Closets	3	16	48	568
Janitor Closet	-	50	-	-
Mechanical Room	-	-	642	765
General Storage Room - (500 s.f. min.)	-	500	-	-
Bulk Storage Room - (500 s.f. min.)	-	500	-	-
Electrical Room	2	140	280	234
Elevator Equipment Room	1	84	84	82
Exterior			400	
Playground (Outdoor)	1	-	-	-
Grounds Maintenance	1	400	400	-

* Add on factor to cover s.f. for partitions and any space not included in numbers above.

Cost Summary

The New Construction Cost \$13,967,825

- The cost is for the initial building of 107 rooms.
- All costs are adjusted by the Area Cost Factor of 105% for Fort Campbell.

Cost Analysis

Summary of Project Replacement Cost (based on 78,532 s.f.)

CSI	Percent	Amount
02 Site Work	2.47%	\$233,485.68
Parking Lots		\$94,164.00
Site Earthwork		\$139,321.68
03 Concrete	24.59%	\$2,319,852.06
Floor Construction		\$1,734,692.31
Slab on Grade		\$103,141.50
Stair Construction		\$69,457.50
Standard Foundations		\$412,560.75
04 Masonry	4.33%	\$408,652.97
Exterior Walls		\$408,652.97

07 Thermal & Moisture Protection	5.22%	\$492,383.09
Roof Construction		\$239,036.45
Roof Coverings		\$253,346.63
08 Doors & Windows	7.01%	\$661,057.95
Exterior Doors		\$18,002.25
Exterior Windows		\$466,200.00
Interior Doors		\$176,855.70
09 Finishes	14.75%	\$1,391,490.79
Ceiling Finishes		\$208,443.53
Floor Finishes		\$395,838.14
Partitions		\$419,648.39
Wall Finishes		\$367,560.73
10 Specialties	0.04%	\$3,558.98
Fittings		\$3,558.98
11 Equipment	4.17%	\$393,225.00
Other Equipment		\$393,225.00
13 Special Construction	5.26%	\$496,723.14
Communications & Security		\$223,607.93
Sprinklers		\$273,115.22
14 Conveying Systems	2.39%	\$225,540.00
Elevators and Lifts		\$225,540.00
15 Mechanical	16.53%	\$1,559,197.50
Cooling Generating Systems		\$660,097.20
Domestic Water Dist		\$303,345.00
Plumbing Fixtures		\$595,755.30
16 Electrical	7.57%	\$714,299.78
Electrical Service & Distribution		\$709,690.28
Site Lighting		\$4,609.50
19 FF&E	5.67%	\$535,000.00
Interior FF&E allowance		\$535,000.00
Total Raw Cost	100.00%	\$9,434,466.93
Additional Hard Cost (Template: Army Lodging New Construction)		
Parameter Name	Percent	Amount
Spirit	0.50%	\$51,889.57
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$943,446.69
Total Additional Hard Cost		\$995,336.26
Soft Cost (Template: Army Lodging New Construction)		
Parameter	Percent	Amount
Contingency	5.00%	\$521,490.16
SIOH Conus	6.50%	\$711,834.07
Design	10.00%	\$1,042,980.32
08 MYr Inflation Fct	9.93%	\$1,261,716.50
Total Soft Cost		\$3,538,021.04
Total Project Cost for Replacement		\$13,967,824.23

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

INSERT **PROPOSED LODGING FACILITY (FLRS. 1-4)** DRAWINGS HERE

Overview

Section 3 Demand Analysis

Fort Campbell maintains the 101st Airborne Division (Air Assault) and services the Army's third largest military installation population. Because of its mission, the installation is extremely active. Fort Campbell also provides support services to family members, National Guard and Reserve units, and retirees.

Fort Campbell's population steadily increased over the past five years. Seventy-three percent of the 23% cumulative population growth from 1998 to 2002 was designated as "other civilian." in support of mobilization efforts for Operation Enduring Freedom and Operation Iraqi Freedom. The installation expects population will remain at its current level through the near term.

Fifty-two percent of the Fort Campbell lodging demand was from individuals on Temporary Duty (TDY). Permanent Change of Station (PCS) personnel and unofficial travelers accounted for 38% and 10%, respectively. Unofficial demand is not used in the calculation of recommended optimal room inventory. Most (68%) TDY personnel stayed 14 days or less, an average of two days. Most PCS personnel stayed 14 days or less, an average of five days. The table below describes Fort Campbell's official demand population.

Fort Campbell Official Market Demand Analysis		
	TDY	PCS
Total Demand:	52%	38%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	68% (2 days)	76% (5 days)
More than 14 days	32% (33 days)	24% (23 days)

Source: Fort Campbell Lodging Administration, compiled by 3D/I

On Post Inventory

Fort Campbell has 218 lodging units in eight buildings.

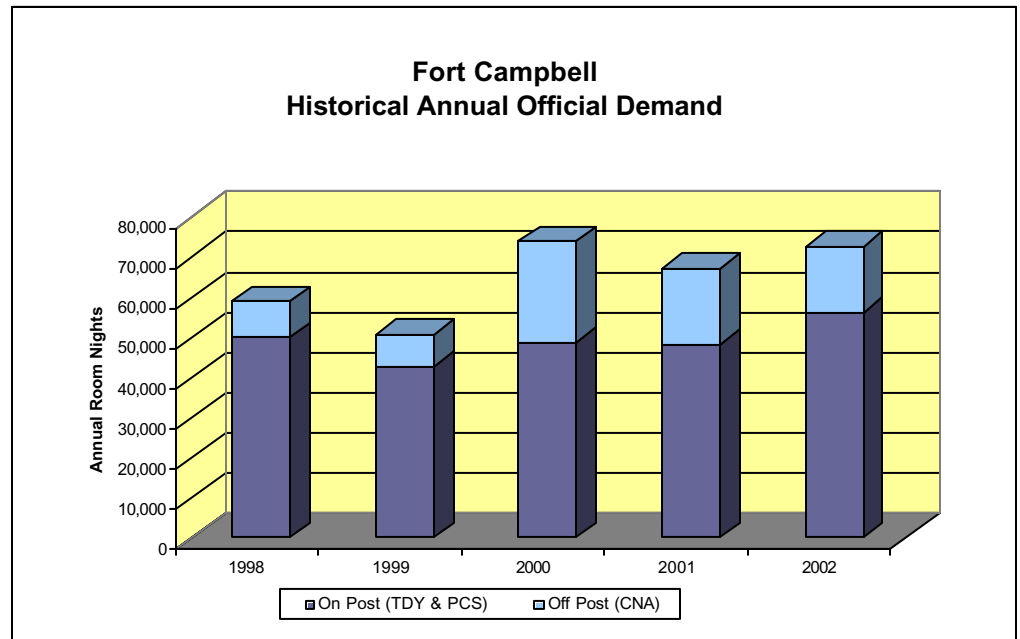
Demand and Utilization

Data Summary

Fort Campbell's annual official demand increased substantially from 1999 but remained fairly consistent from 2000 through 2002. In the last three years, room nights ranged from 67,500 to 74,000, with a three-year average of 71,500. Daily demand inclusive of Certificates of Non-Availability (CNAs) ranged from 185 to 203 per day, with an average of 196 per night from 2000 through 2002.

Lodging upgraded the heating, ventilation, and air conditioning (HVAC) systems in five buildings in 2000. One building was upgraded at a time and each building was out of inventory for six weeks. Accordingly, CNAs averaged approximately 70 per night in 2000 and 48 per night in 2001 and 2002.

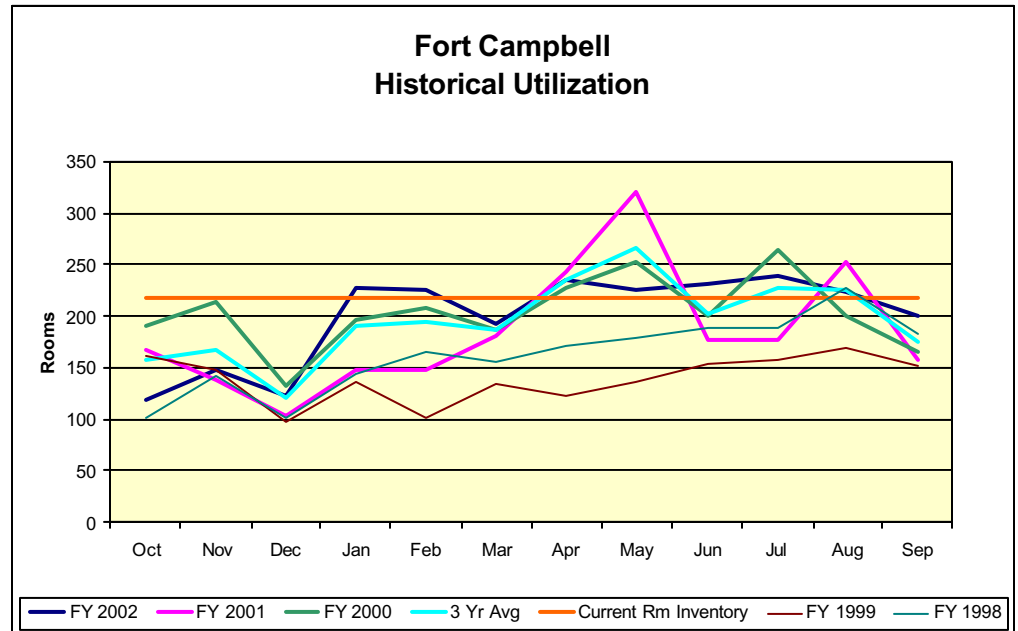
The chart below summarizes Fort Campbell's historical data; it identifies the annual official demand both on and off post.



Source: Fort Campbell Lodging Administration, compiled by 3D/I

Fort Campbell's occupancy levels ranged from 66% to 89% over the course of the illustrated period. The 2002 occupancy rate was nearly 89%. Given these data, it appears on an annualized basis, there is minimal risk of vacancy with occupancy exceeding 80%

The following chart summarizes historical utilization by month.



Source: Fort Campbell Lodging Administration, compiled by 3D/I

Monthly variances between years were occasionally significant, depending upon training and mobilization activities at Fort Campbell. Data showed increasing consistency in recent years when comparing the demand pattern from month to month.

Seasonality

Data showed little lodging demand seasonality at Fort Campbell. Demand decreased in December and increased in May. A three-year average showed daily demand peaks of 266 and 120 rooms per night in May and December, respectively. Overall, demand estimates do not require adjustment for seasonality.

Factors Influencing Demand

Fort Campbell has 4,240 family housing units; this count is projected to increase by 567 new units under privatization. This increased inventory should help reduce the waiting period for permanent housing, which is

currently 7 to 19 months for enlisted personnel, but is not expected to materially influence demand for lodging.

Private Market Capability

The commercial lodging market within a 30-minute rush-hour driving time radius of the installation offers 2,752 rooms in 41 properties. About 60% of these surrounding properties are major lodging chain affiliates; the remainder includes some small, older properties offering fewer amenities than standard. These properties might not be as desirable by personnel, especially those on extended stays; these older properties are not on the referral list.

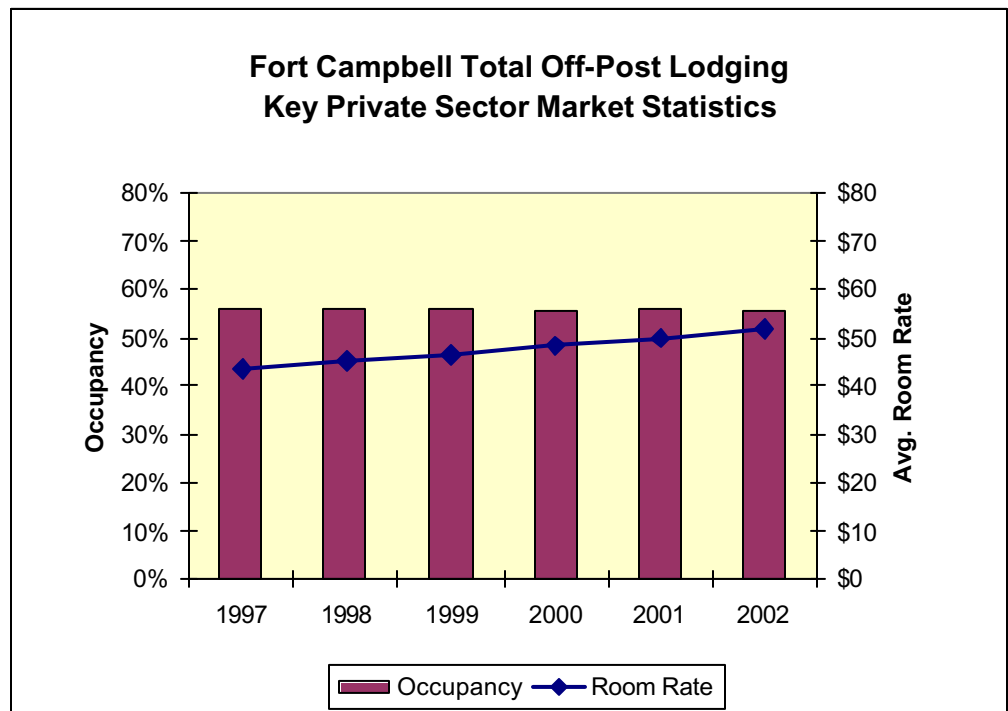
There are no other military Lodging operations within a 30-minute rush-hour driving time radius of Fort Campbell.

Because the regional market in this part of Kentucky and Tennessee is very dependent upon Army installations, most trends found off post are consistent with those on post. Regional private hotel demand was consistent and typically achieved occupancy rates near 55% while adding approximately 450 rooms to the inventory since 1997.

As with installation lodging, a review of private market occupancy by month did not reveal exceptional seasonal variation. There were the expected downturns in winter months and increases in summers, but no strong seasonal peaks suggesting an intermittent inability to lodge personnel off post.

As seen in the chart below, the area hotels' Average Daily Rate (ADR) increased 18.8% during the last five years. The ADR is \$51.80 for 41 properties, and \$59.10 at the 23 off-post referral properties. The average government rate at the referral properties is \$51.00, slightly less than the \$55.00 Fort Campbell per diem rate. Therefore, the ability to lodge personnel off post within government rates is also possible.

The chart below describes key private market statistics.



Source: Smith Travel Research, compiled by 3D/I

In summary, it is reasonable to assume from the data—although some off post facilities are older, of lesser quality, and fewer amenities than standard—the private market has sufficient capacity to support the overflow lodging requirements Fort Campbell personnel may encounter.

Demand Requirement Determination

We have based our comparative analyses on data from 2000 to 2002. Prior to 2000, Lodging operations were split into two entities at Fort Campbell, and it was noted by Lodging Management that the recording of CNAs during these two years was incomplete.

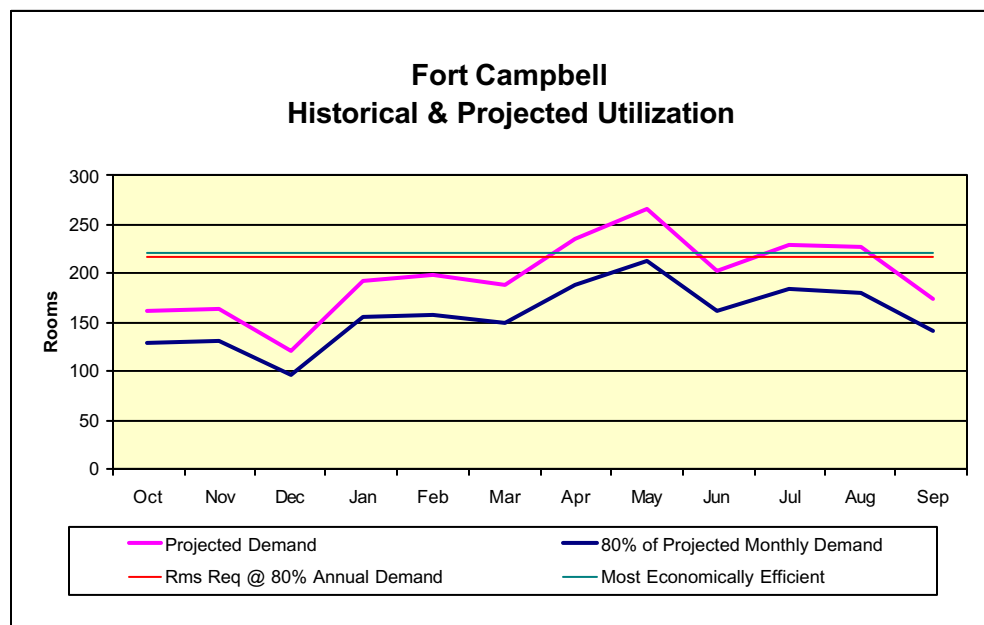
These historical data were normalized. The lodging demand normalization process eliminated monthly demand peaks or valleys where official demand was 20% greater or 20% less than average demand for 2000 through 2002. Variances greater or less than 20 are atypical and unlikely to recur. For Fort Campbell, normalization caused a net change of less than 400 room nights annually from 2000 through 2002.

The Core Lodging Requirement objective is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number

of rooms required on an annualized basis is 217, generating occupancy of 88%. This rate is similar to the occupancy rate of 85% realized in 2002.

Another model which can be applied to determine the number of rooms to be provided at the installation is the “Most Economically Efficient” method. This method compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium at Fort Campbell is 221 rooms; utilizing this room count, 81% of the official demand is met and the occupancy level forecast is 88%.

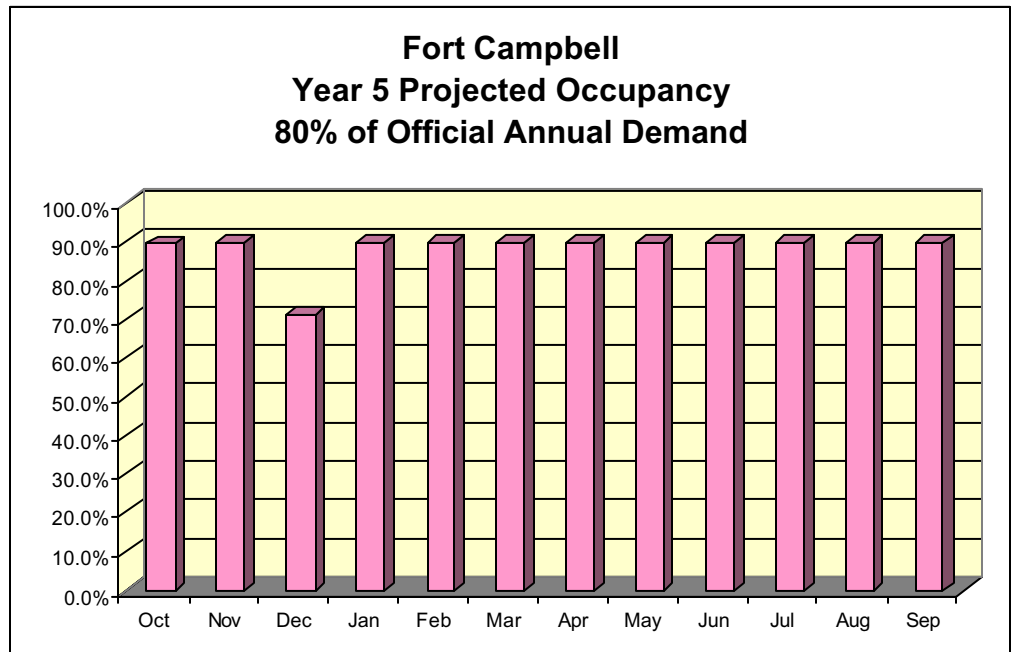
The chart below compares the pertinent potential alternatives to room inventory to the projected demand.



Source: Fort Campbell Lodging Administration and 3D/I

The results of both methods are very close; we recommend the results of the results of the “80% of Official Demand” criterion, or 217 rooms. The FY08 projected rate is \$34.50.

The chart below presents expected occupancy percentages on a monthly basis.



Source: 3D/I

Using the “80% of Official Demand” criterion, the average occupancy is 88%, and 80% of the official demand is met. On a monthly basis, occupancy has a variance from 71% in December to 90% in the remaining months of the year.

Summary and Recommendation

- Fort Campbell is a large, active installation
- The installation expects population will remain at its current level through the near term
- There has historically been little lodging demand seasonality
- The private market has sufficient capacity to support the overflow lodging requirements Fort Campbell personnel may encounter
- The existing demand justifies providing a room inventory at a quantity similar to the current number of existing rooms
- Based upon the demand pattern and analysis, we recommend the number of rooms sized using the “80% of Official Demand” criterion.

Room Count and Mix Recommendation

- 217 rooms
- Proposed room mix:
 - 76 standard guest rooms
 - 36 extended-stay guest rooms offering a kitchenette
 - 105 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility on-post is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.

Special Note, if a building is being retained based on the Wellness Recommendation, and has some renovations in order to meet Army Lodging standards, two cost models are used. The Condition Cost is used for wellness items and the Renovation Cost for functional renovations. These two cost need to be added together for the full renovation cost.

On this installation **Buildings 82 and 83** use both cost models for the total renovation.



Bldg 82 in center. Bldg 83 on sides and to the rear.

Building 82

Building 82 and 83 are individual buildings built as a complex which serves as the main Lodging facility on the installation. The buildings were constructed in 1997. Building 82 is 4,352 square foot and contains no lodging units. The building includes the lobby, breakfast bar, and administrative spaces.

Significant Assumptions

The replacement cost model is based on 4000 square foot facility housing front desk service and certain administrative functions.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 105% for Fort Campbell.

Cost Analysis

Condition Assessment & Renovation Cost \$536,300.00

Replacement Cost \$584,630.00

Condition Assessment & Renovation to Replacement Cost Ratio
91.73%

Even though the sum of the Condition Assessment & Renovation Cost to Replacement Cost Ratio is greater than 50%, renovation of Building 82 is recommended. Building 82 and 83 are built as a complex with Building 82 providing support spaces for the guest rooms located in Building 83. The combined ratio of this building complex (Buildings 82 and 83) is only 36.7%. It is therefore recommended to retain Building 82 as continued support for this complex, and make necessary condition assessment and renovation improvements.

Attributes

01.Number of Units Constructed	0
02.Number of Units Used	0
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	0

Condition Analysis/Recommendation

Foundations

Standard Foundations

- Analysis: Foundation is composed of grade beams in compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.

- Recommendation:

Slab on Grade

- Analysis: The concrete slab on grade with perimeter turndown is in good condition. The turndown rests on the grade beam.

- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: This building has a slab on grade floor in good condition.

- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is a metal truss frame construction with steel purlins. CMU walls support the roof structure. Gutters are exterior to the roof with the downspouts exposed. The superstructure is in good condition.

- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer in good condition. However, in a few areas near the ground, the brick "wicks" water during a rain causing a mold mildew problem inside.

- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are aluminum, double-glazed sliders in good condition.

- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The front and rear entry doors are double-wide aluminum and glazed doors. The side lobby doors are single-wide aluminum and glazed doors. The utility doors are commercial grade metal door with metal frames. All doors are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is sloped standing-seam metal roof in good condition.

- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: Interior partitions are drywall on metal studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Doors are solid core wood doors in metal frames and are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of paint and vinyl wall covering. The public restrooms are also paint with a vinyl wall covering wainscot. All finishes are in good condition.
- Recommendation: Paint drywall surfaces and recover walls with vinyl wall coverings at end of their useful life.

Floor Finishes

- Analysis: Most of the building has carpet. The restrooms, breakfast area, and door entry areas have ceramic tile. All floor coverings are in good condition.
- Recommendation: Replace carpet at the end of its useful life.

Ceiling Finishes

- Analysis: Ceilings are predominately acoustical ceiling tile. Painted gypsum board is in the restrooms and as a ceiling accent in the lobby. All are in good condition.
- Recommendation: Paint the gypsum board ceilings.

Plumbing

Plumbing Fixtures

- Analysis: This building contains two public restrooms containing three water closets, a urinal, and two lavatories mounted in an elevate countertop. All are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a 40-gallon electric residential type water heater. The water heater is in good condition. The building system piping is in good condition.
- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Heating and cooling is provided by a central air system. Three DX units provide heating and cooling. Three air handlers are located in the mechanical room provide air to the building. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: This building contained a forced water sprinkler system running throughout the building. It is in good condition. Smoke and heat detectors are located throughout the building.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electric service comes through a 120/208Y volt 1600 amp main panel. This panel provides power to both buildings in the complex. The electrical service is in good condition. Lighting is mostly fluorescent and is in good condition. Outlets in the building are in sufficient quantity and in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: The fire alarm system consists of hard-wired smoke and heat detectors located throughout the building. The system has an annunciator panel and is connected to the fire department. The system is in good condition. Exit signs and emergency lights are located throughout the building.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: This building contains cabinets for both a breakfast preparation area and a breakfast serving area. Both are in good condition. The lobby registration desk is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas, numerous trees and shrubs. The courtyard to the rear floods during heavy rains due to a poor grade toward drainage grates.
- Recommendation: Regrade the area in the courtyard.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Administration Offices

Undersized.

Renovation Recommendation: Will be included in renovation of this building.

Administrative Conference Room

Does not exist.

Renovation Recommendation: Will be included in renovation of this building.

General Storage and Bulk Storage

Does not exist.

Renovation Recommendation: Will be included incorporated in new main Lodging facility.

Housekeeping Laundry, Office, Housekeeping Rooms

Located in Building 83.

Break Room

Does not exist.

Renovation Recommendation: Will be included in renovation of building 83.

Staff Toilets

Undersized.

Renovation Recommendation: Will be included in renovation of building 83.

- **Public Spaces**

Study Rooms

Does not exist.

Renovation Recommendation: Will be included in renovation of building 83.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	46.68%	\$60,170.04
Parking: AC Pavement Damaged or Failing		\$29,820.00
Poor Drainage: Landscape Areas		\$30,350.04
03 Concrete	5.88%	\$7,584.34
Foundation Walls - Moisture Intrusion		\$7,584.34
09 Finishes	35.10%	\$45,251.26
Acoustical Ceiling Tile: Beyond expect useful life		\$10,501.03
Carpet: Beyond Useful Life		\$7,961.55
Grout: Damaged or Failing		\$2,871.80
Interior ceilings: Paint Failing		\$364.90
Interior walls: Paint failing		\$1,790.98
VCT: Beyond Useful Life		\$145.32
Vinyl Wall Covering: Beyond expected useful life		\$21,615.68
10 Specialties	3.25%	\$4,189.53
Toilet Accessories: Beyond expected useful life		\$244.29
Toilet Partitions: Beyond Useful Life		\$3,538.89
Urinal partition: Damaged		\$406.35
16 Electrical	9.09%	\$11,712.96
Fixture: Incandescent fixture beyond expected life		\$2,349.90
Fixtures, fluorescent: Beyond expected useful life		\$9,363.06
Total Raw Cost	100.00%	\$128,908.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$708.99
Force Protection	9.00%	\$12,825.70
General Conditions	10.00%	\$12,890.80
Total Additional Hard Cost		\$26,425.50

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$15,533.35
SIOH Conus	6.50%	\$11,106.34
Design	10.00%	\$15,533.35
08 MYr Inflation Fct	9.93%	\$19,612.40
Total Soft Cost		\$61,785.44
Total Project		\$217,118.94

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
03 Concrete	15.95%	\$30,226.88
Floor Construction		\$13,354.69
Slab on Grade		\$7,028.44
Standard Foundations		\$9,843.75
04 Masonry	8.28%	\$15,690.94
Exterior Walls		\$15,690.94
07 Thermal & Moisture Protection	3.18%	\$6,028.31
Roof Construction		\$2,520.00
Roof Coverings		\$3,508.31
08 Doors & Windows	1.78%	\$3,372.60
Interior Doors		\$3,372.60
09 Finishes	48.75%	\$92,383.88
Ceiling Finishes		\$7,875.00
Floor Finishes		\$33,418.35
Partitions		\$43,856.03
Wall Finishes		\$7,234.50
11 Equipment	6.21%	\$11,760.00
Other Equipment		\$11,760.00
13 Special Construction	5.19%	\$9,829.31
Communications & Security		\$1,575.00
Sprinklers		\$8,254.31
15 Mechanical	10.66%	\$20,210.40
Cooling Generating Systems		\$19,950.00
Plumbing Fixtures		\$260.40
Total Raw Cost	100.00%	\$189,502.32

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,042.26
Force Protection	9.00%	\$18,854.53
General Conditions	10.00%	\$18,950.23
Total Additional Hard Cost		\$38,847.03

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$22,834.93
SIOH Conus	6.50%	\$16,326.98
Design	10.00%	\$22,834.93
08 MYr Inflation Fct	9.93%	\$28,831.38
Total Soft Cost		\$90,828.22
Total Project Cost for Renovation		\$319,177.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	8.49%	\$33,543.83
Site Earthwork		\$33,543.83
03 Concrete	16.81%	\$66,362.35
Floor Construction		\$29,360.52
Slab on Grade		\$15,413.83
Standard Foundations		\$21,588.00
04 Masonry	12.01%	\$47,438.61
Exterior Walls		\$47,438.61
07 Thermal & Moisture Protection	3.86%	\$15,240.58
Roof Construction		\$5,572.83
Roof Coverings		\$9,667.75
08 Doors & Windows	5.70%	\$22,515.15
Exterior Doors		\$4,551.75
Exterior Windows		\$8,400.00
Interior Doors		\$9,563.40
09 Finishes	19.65%	\$77,585.36
Ceiling Finishes		\$12,669.62
Floor Finishes		\$28,410.55
Partitions		\$20,288.58
Wall Finishes		\$16,216.62
11 Equipment	0.93%	\$3,675.00
Other Equipment		\$3,675.00
13 Special Construction	5.59%	\$22,062.94
Communications & Security		\$7,771.68
Sprinklers		\$14,291.26
15 Mechanical	18.78%	\$74,152.05
Cooling Generating Systems		\$34,540.80
Domestic Water Dist		\$11,970.00
Plumbing Fixtures		\$27,641.25
16 Electrical	8.18%	\$32,307.45
Electrical Service & Distribution		\$32,307.45
Total Raw Cost	100.00%	\$394,883.32

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,171.86
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$39,488.33
Total Additional Hard Cost		\$41,660.19

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$21,827.18

SIOH Conus	6.50%	\$29,794.09
Design	10.00%	\$43,654.35
08 MYr Inflation Fct	9.93%	\$52,809.64
Total Soft Cost		\$148,085.26
Total Project Cost for Replacement		\$584,628.76



Bldg 82 in center. Bldg 83 on sides and to the rear.

Building 83

Building 82 and 83 are individual buildings built as a complex which serves as the main Lodging facility on the installation. The buildings were constructed in 1997. Building 83 is 67,176 square and has the main Lodging back-of-the-house spaces including in-house laundry, maintenance, and receiving. The building also includes 153 lodging units: 44 single bedroom units with full bathroom and 91 single bedroom units with full bathroom and kitchenette. The building functions as 44 standard stay rooms and 91 extended stay rooms.

Significant Assumptions

The replacement cost model is based on 44 standard stay rooms and 91 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 105% for Fort Campbell.

Cost Analysis

Condition Assessment & Renovation Cost \$4,753,155.00

Replacement Cost \$13,823,620.00

Condition Assessment & Renovation to Replacement Cost Ratio
34.38%

The Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, and the ratio for the Building complex (Buildings 82 and 83) is only 36.7%. Therefore, recommendation is to retain both buildings with renovations and condition assessment improvements indicated.

Attributes

01.Number of Units Constructed	135
02.Number of Units Used	135
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	44
05.Single Room w/ Full Kitchen	91
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	44
11.Operating as Extended Stay	91
12.Operating as Family Suite	0
13.Renovated to Standard	44
14.Renovated to Extended Stay	91
15.Renovated to Family Suite	0
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a headboard, nightstand, easy chair, lamps, and desk with chair. The suites may contain, a dining table with chairs and an entertainment armoire. They are in fair condition. The soft goods consist of curtains, TV, mattress and box springs and bed coverings. They are in good condition.
- Recommendation: Replace the hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of grade beams in compacted soil. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade with a perimeter turndown is in good condition. The turndown rests on the grade beams.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The first floor is a slab on grade. The second floor is a precast concrete slab with a concrete topping. Load-bearing CMU walls supports the floor slab. They are in good condition. The gym floor is in poor condition.
- Recommendation: Replace the gym floor.

Roof Construction

- Analysis: The structure is a metal truss frame construction with steel purlins. CMU walls support the roof structure. Gutters are exterior to the roof with the downspouts exposed. The superstructure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer in good condition.
- Recommendation: Repoint the grout as needed.

Exterior Windows

- Analysis: The windows are aluminum, double-glazed sliders that are in good condition.
- Recommendation: No corrective action required .

Exterior Doors

- Analysis: Most of the guest entry doors are double-wide or single-wide aluminum and glazed doors. The utility doors are commercial grade metal with metal frames. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is a sloped standing-seam metal roof in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on metal studs and drywall mounted onto load-bearing CMU walls. They are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The doors are solid core wood in metal frames and are in good condition. The closet doors are mirrored bi-fold doors.
- Recommendation: No corrective action required.

Fittings

- Analysis: There are no toilet partitions in this building. The bathroom accessories are in good condition.
- Recommendation: Replace the bathroom accessories.

Stairs

Stair Construction

- Analysis: The stairs are steel with concrete tread in fill. There are four sets of stairs all located in the interior of the building. The stairs are in good condition. There are two elevators in the structure that are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of paint and vinyl wall covering. The bathroom has a painted finish. The finishes are in good condition.
- Recommendation: Replace the vinyl wall covering. Install new vinyl wall covering in the living area/bedrooms. Install full height ceramic tile in the bathrooms.

Floor Finishes

- Analysis: The units have carpet and the bathroom has ceramic tile with a ceramic tile base. The units that have the kitchenettes have a sheet vinyl floor. The floor coverings are in fair condition.
- Recommendation: Replace the floor finishes.

Ceiling Finishes

- Analysis: The ceilings for the bedroom area on the first floor is painted, textured concrete. These ceilings on the second floor are painted, textured drywall. The ceilings at the room entry and vanity area are acoustical ceiling tile. The bathrooms have painted and textured drywall ceilings. They are in good condition.
- Recommendation: Paint the gypsum board and concrete ceilings. Replace the acoustical ceiling tile with painted drywall.

Conveying

Elevators and Lifts

- Analysis: There are two passenger elevators in the building in good condition. There are no service elevator.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual bathroom containing a water closet and a tub/shower combination in good condition. A porcelain lavatory in an elevated countertop sits in a niche outside the bathroom. The fixtures are in fair condition.
- Recommendation: Replace the plumbing fixtures and the water closet.

Domestic Water Distribution

- Analysis: Two gas boilers with an accompanying 500 plus gallon hot water tank produce hot water. Although the building is less than five years old, the boiler/tank system has already been replaced by the present system. The boiler system is in good condition. The piping is original and is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The PTAC units provide heating and cooling. These are in fair condition. Four DX units provide common area heating and cooling. The bathroom exhaust ventilation is a constant volume induced draft system in good condition..
- Recommendation: Replace the PTAC units.

Fire Protection

Sprinklers

- Analysis: This building contained a forced water sprinkler system running throughout the building. It is in good condition. Smoke and heat detectors are located throughout the building.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service comes through a 120/208Y volt 1600 amp main panel located in Building 82 and distributed through sub-panels located in Building 83. The electrical service is in good condition.

The lighting is incandescent in the units and includes a ceiling fan. The lighting is in fair condition. The outlets in the building are in sufficient quantity and in good condition.

- Recommendation: Replace the lighting and fixtures.

Communications and Security

- Analysis: The fire alarm system consists of hard-wired smoke and heat detectors located throughout the building. The system has an annunciator panel and is connected to the fire department. The system is in good condition. Exit signs and emergency lights are located throughout the building.

- Recommendation: No corrective action required.

Equipment

Commercial Equipment

- Analysis:
- Recommendation:

Other Equipment

- Analysis: The suites contain modular kitchenettes in various sizes and include base and wall cabinets, two burners, a sink, a microwave and compact refrigerator. The kitchenettes are in fair condition.

- Recommendation: Replace the modular kitchenettes.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas, numerous trees and shrubs. The courtyard to the rear floods during heavy rains due to a poor grade toward drainage grates.

- Recommendation: Regrade the area in the courtyard.

Site Improvements

Parking Lots

- Analysis: The asphalt parking lots are in fair condition. There are concrete sidewalks around the building that are in fair condition.

- Recommendation: Repave parking lot and patch sidewalks where it is necessary.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Administration Offices, Front Desk

Located in Building 82.

Administrative Conference Room

Does not exist.

Renovation Recommendation: Will be included in renovation of building 82.

General Storage and Bulk Storage

Does not exist.

Renovation Recommendation: Will be included incorporated in new main Lodging facility.

Break Room

Does not exist.

Renovation Recommendation: Will be included in renovation of this building.

Staff Toilets

Undersized.

Renovation Recommendation: Will be included in renovation of this building.

- **Extended Stay Guest Room**

91 guest rooms are oversized at approximately 380 s.f. each.

Renovation Recommendation: Because this building is fairly new and the configuration of these rooms in the building will not allow renovation to meet standard size, it is our recommendation to continue to use the rooms at their larger size.

- **Public Spaces**

Lobby, Bell Cart, Phones, Breakfast Area, Multipurpose Room

Located in Building 82.

Public Corridors

Corridors are only 5' wide, standard is 6' wide.

Renovation Recommendation: Leave corridor width as is.

It is felt this deficit is not critical to the intent of the standard and is not included in the Condition Assessment or

Renovation cost.

Study Rooms

Does not exist.

Renovation Recommendation: Will be included in renovation of this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	5.97%	\$161,125.44
Parking: AC Pavement Damaged or Failing		\$111,825.00
Poor Drainage: Landscape Areas		\$49,300.44
09 Finishes	32.45%	\$876,056.67
Acoustical Ceiling Tile: Beyond expect useful life		\$1,019.66
Carpet: Beyond Useful Life		\$116,824.26
Drywall Ceilings: Damaged or Failing		\$61,901.28
Floor Tile: Damaged or Failing		\$56,995.06
Grout: Damaged or Failing		\$20,098.85
Interior ceilings: Paint Failing		\$30,138.69
Interior walls: Paint failing		\$11,570.40
Quarry Floor Tile: Damaged or Failing		\$2,660.11
Rubber Gym Floor: Beyond Useful Life		\$3,193.47
VCT: Beyond Useful Life		\$817.92
Vinyl Wall Covering: Beyond expected useful life		\$282,472.57
Wall Tile: Damaged or Failing		\$288,364.40
10 Specialties	0.14%	\$3,908.52
BR Accessories: Replace due to remodel		\$3,908.52
11 Equipment	0.00%	\$0.00
Unit Kitchen: Beyond Useful Life		\$0.00
15 Mechanical	23.92%	\$645,753.47
PTAC: Beyond expected useful life		\$169,280.16
Sink & vanity: Replace due to remodel		\$110,341.56
Tub: Beyond expected useful life		\$224,631.23
Water closet: Beyond expected useful life		\$141,500.52
16 Electrical	12.53%	\$338,236.34
Fixture: Incandescent fixture beyond expected life		\$292,721.46
Fixtures, fluorescent: Beyond expected useful life		\$45,514.88
19 FF&E	25.00%	\$675,000.00
Hard and soft goods: Beyond expected useful life		\$675,000.00
Total Raw Cost	100.00%	\$2,700,080.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$14,850.44
Force Protection	9.00%	\$268,644.46
General Conditions	10.00%	\$270,008.00
Total Additional Hard Cost		\$553,502.90

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
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Contingency	10.00%	\$325,358.29
SIOH Conus	6.50%	\$232,631.18
Design	10.00%	\$325,358.29
08 MYr Inflation Fct	9.93%	\$410,797.21
Total Soft Cost		\$1,294,144.97
Total Project		\$4,547,727.87

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	2.05%	\$2,501.10
Exterior Doors		\$1,360.80
Interior Doors		\$1,140.30
09 Finishes	35.28%	\$43,028.50
Ceiling Finishes		\$4,583.25
Floor Finishes		\$16,516.50
Partitions		\$10,905.95
Wall Finishes		\$11,022.80
11 Equipment	33.93%	\$41,379.98
Other Equipment		\$41,379.98
13 Special Construction	1.39%	\$1,693.13
Communications & Security		\$1,063.13
Sprinklers		\$630.00
15 Mechanical	11.86%	\$14,461.65
Cooling Generating Systems		\$9,534.00
Plumbing Fixtures		\$4,927.65
16 Electrical	15.50%	\$18,900.00
Lighting & Branch Wiring		\$18,900.00
Total Raw Cost	100.00%	\$121,964.35

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$670.80
Force Protection	9.00%	\$12,134.84
General Conditions	10.00%	\$12,196.43
Total Additional Hard Cost		\$25,002.08

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$14,696.64
SIOH Conus	6.50%	\$10,508.10
Design	10.00%	\$14,696.64
08 MYr Inflation Fct	9.93%	\$18,555.97
Total Soft Cost		\$58,457.36
Total Project Cost for Renovation		\$205,423.79

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.05%	\$377,855.36
Parking Lots		\$118,902.00
Site Earthwork		\$258,953.36
03 Concrete	15.53%	\$1,450,285.73
Floor Construction		\$851,864.48
Slab on Grade		\$191,756.25
Stair Construction		\$23,152.50
Standard Foundations		\$383,512.50
04 Masonry	4.64%	\$432,871.76
Exterior Walls		\$432,871.76
07 Thermal & Moisture Protection	7.31%	\$682,493.27
Roof Construction		\$212,123.14
Roof Coverings		\$470,370.13
08 Doors & Windows	8.24%	\$769,002.15
Exterior Doors		\$14,879.55
Exterior Windows		\$609,000.00
Interior Doors		\$145,122.60
09 Finishes	17.86%	\$1,667,830.78
Ceiling Finishes		\$452,339.16
Floor Finishes		\$597,147.31
Partitions		\$353,393.26
Wall Finishes		\$264,951.06
10 Specialties	0.04%	\$3,558.98
Fittings		\$3,558.98
11 Equipment	2.24%	\$208,986.23
Commercial Equipment		\$15,881.25
Other Equipment		\$193,104.98
13 Special Construction	4.95%	\$461,749.05
Communications & Security		\$207,863.78
Sprinklers		\$253,885.28
14 Conveying Systems	2.42%	\$225,540.00
Elevators and Lifts		\$225,540.00
15 Mechanical	18.82%	\$1,757,411.25
Cooling Generating Systems		\$895,885.20
Domestic Water Dist		\$171,360.00
Plumbing Fixtures		\$690,166.05
16 Electrical	6.69%	\$624,482.25
Electrical Service & Distribution		\$619,872.75
Site Lighting		\$4,609.50
19 FF&E	7.23%	\$675,000.00
Interior FF&E allowance		\$675,000.00
Total Raw Cost	100.00%	\$9,337,066.79

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$51,353.87
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$933,706.68
Total Additional Hard Cost		\$985,060.55

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$516,106.37
SIOH Conus	6.50%	\$704,485.19
Design	10.00%	\$1,032,212.73
08 MYr Inflation Fct	9.93%	\$1,248,690.71
Total Soft Cost		\$3,501,495.00
Total Project Cost for Replacement		\$13,823,622.34

**INSERT BUILDINGS 82 & 83 FLOOR PLANS HERE
(EXISTING AND RENOVATION PLANS)**



Bldg #1581 Front View.

Building 1581

Building 1581 is built as part of a complex and serves as the support building for buildings 1582-1585. The 3,497 square foot building was built in 1975 and contains no lodging units.

Significant Assumptions

The replacement cost model is based on a 3500 square foot facility housing front desk service and certain administrative functions.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 105% for Fort Campbell.

Cost Analysis

Condition Assessment Cost	\$242,850.00
Replacement Cost	\$440,200.00
Condition Assessment to Replacement Cost Ratio	55.17%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 1581 is not recommended.

Attributes

01.Number of Units Constructed	0
02.Number of Units Used	0
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	0

Condition Analysis/Recommendation

Foundations

Standard Foundations

- Analysis: Foundation is composed of reinforced CMU walls on concrete footings. No clear failures can be seen from perimeter. Foundation is in good condition
- Recommendation:

Slab on Grade

- Analysis: The concrete slab on grade is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: This building has a slab on grade floor in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is wood frame construction with plywood decking. CMU walls and piers support the roof structure. Gutters are exterior to the roof with the downspouts exposed. The superstructure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a stucco finish with brick trim and are in good condition. One bottom of the north side is severely stained.
- Recommendation: Clean stucco on north side.

Exterior Windows

- Analysis: The windows are single-glazed tempered glass in aluminum frames in fair condition.
- Recommendation: Replace with energy efficient windows.

Exterior Doors

- Analysis: The front and rear entry doors are double-wide glazed doors in good condition. The rear exterior/utility doors are commercial grade metal door with metal frames in good condition.
- Recommendation: Replace the doors at the end of their useful life.

Roofing

Roof Coverings

- Analysis: Sloped asphalt shingled roof on wood deck. Shingles and gutters are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: Interior partitions are mostly CMU walls in good condition. Some light duty walls are drywall on wood studs.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Most doors are solid core wood doors in metal frames and are in good condition.
- Recommendation: Replace interior doors, frame, and hardware at the end of their useful life.

Interior Finishes

Wall Finishes

- Analysis: The primary finishes are painted CMU and drywall. The restrooms have ceramic tile with some vinyl wall covering. Other areas of the lobby have vinyl wall covering.
- Recommendation: Install vinyl wall coverings where it currently does not exist. Install vinyl wall coverings in restrooms when tile at end of useful life. Paint all remaining surfaces.

Floor Finishes

- Analysis: The restrooms have ceramic tile, the lobby/lounge has carpet and tile, and other areas have vinyl composition tile. All floor coverings are in good condition.
- Recommendation: Replace carpet at the end of its useful life and the ceramic tile if the plumbing is replaced. Replace vinyl composition tile at the end of its useful life.

Ceiling Finishes

- Analysis: Ceilings are painted gypsum board in good condition.
- Recommendation: Replace painted gypsum board with acoustical ceiling tile in the admin and housekeeping areas.

Plumbing

Plumbing Fixtures

- Analysis: This building contains two public restrooms containing two flush-valve toilets, a urinal, and two lavatories with vanity cabinets. All are in good condition.
- Recommendation: Replace entire plumbing system including fixtures at end of their useful life.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas boiler with an accompanying 500 plus gallon hot water tank. The boiler system was replaced in 2002 and appears in good condition. The piping is original and is in fair condition.
- Recommendation: Replace the domestic water system piping at end of its useful life.

HVAC

Cooling Generating Systems

- Analysis: Heating and cooling is provided by a central air system, which uses a combination single-package electric air-conditioning/gas heat unit located on the exterior of the building. A large air handler supplies air to the building. This system was installed in 1999 and is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: This building did not contain a sprinkler system.
- Recommendation: Install new sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electric service comes through a 120/208Y volt, 2000 amp main panel. The electrical service was replaced in 2003 and is in good condition. Lighting is mostly fluorescent and is in good condition. Outlets in the building are in sufficient quantity and in good condition.
- Recommendation:

Communications and Security

- Analysis: The fire alarm system consists of hard-wired smoke detectors located in each room. The system has an annunciator panel and appears to be connected to the fire department. The system is in good condition. There are a limited number of exit signs and emergency lights in this building.
- Recommendation: Install exit lights and emergency lights.

Equipment

Other Equipment

- Analysis: This building does not contain a kitchen. The lobby help desk is in good condition
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

This is currently a support building for building 1582, 1583, 1584, and 1585, which are secondary facilities at the post. Due to inadequacies of these buildings the cost of renovation to make these improvements will exceed 50% replacement cost. Deficiencies are noted.

Storage

Exists, is not required for a secondary facility.

- **Public Spaces**

This is currently a support building for building 1582, 1583, 1584, and 1585, which are secondary facilities at the post. Due to inadequacies of these buildings the cost of renovation to make these improvements will exceed 50% replacement cost. Deficiencies are noted.

Lobby / Lounge

Exists, is not required for a secondary facility.

Front Desk / Office (small)

Exists, is not required for a secondary facility.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	5.64%	\$8,137.97
Beyond Useful Life		\$2,935.54
Walks: Concrete Walk Damaged or Failing		\$5,202.43
08 Doors & Windows	19.62%	\$28,293.02
Dual Glazed Fixed Panels: Damaged or Failing		\$13,054.56
Exterior Steel Door - Beyond expected useful life		\$5,048.20
Storefront - Beyond Useful Life		\$5,662.65
Wood Door - Beyond Useful Life		\$4,527.61
09 Finishes	27.89%	\$40,218.80
Acoustical Ceiling & Grid: Beyond expt useful life		\$3,267.21
Carpet: Beyond Useful Life		\$1,224.07
Floor Tile: Damaged or Failing		\$3,786.43
Interior ceilings: Paint Failing		\$1,299.09
Interior walls: Paint failing		\$1,878.94
Quarry Floor Tile: Damaged or Failing		\$13,569.14
Rubber Gym Floor: Beyond Useful Life		\$2,485.73
Stucco: Stained or Discolored		\$983.63
VCT: Beyond Useful Life		\$1,689.92
Vinyl Wall Covering: Beyond expected useful life		\$10,034.64
10 Specialties	1.74%	\$2,514.41
Toilet Accessories: Beyond expected useful life		\$162.86
Toilet Partitions: Beyond Useful Life		\$2,351.55
13 Special Construction	10.08%	\$14,533.12
Fire Sprinklers: Missing or Inadequate		\$14,533.12
15 Mechanical	12.03%	\$17,346.78
Domestic water system: Beyond expected useful life		\$8,475.18
Pipe, sewer or waste: Beyond expected useful life		\$4,068.32
Sink & vanity: Replace due to remodel		\$1,622.67
Urinal: Beyond expected useful life		\$1,099.72
Water closet: Beyond expected useful life		\$2,080.89
16 Electrical	22.99%	\$33,141.58
Emergency Light: Missing or inadequate		\$711.93
Exit Light: Missing or inadequate		\$4,958.10
Fixture: Incandescent fixture beyond expected life		\$15,234.85
Fixtures, fluorescent: Beyond expected useful life		\$5,201.70
Inadequate exterior Lighting		\$7,035.00
Total Raw Cost	100.00%	\$144,186.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$793.02

Force Protection	9.00%	\$14,345.79
General Conditions	10.00%	\$14,418.60
Total Additional Hard Cost		\$29,557.41

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$17,374.34
SIOH Conus	6.50%	\$12,422.65
Design	10.00%	\$17,374.34
08 MYr Inflation Fct	9.93%	\$21,936.83
Total Soft Cost		\$69,108.17
Total Project		\$242,851.58

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	7.80%	\$23,184.79
Site Earthwork		\$23,184.79
03 Concrete	15.70%	\$46,669.12
Floor Construction		\$21,122.38
Slab on Grade		\$10,641.99
Standard Foundations		\$14,904.75
04 Masonry	12.87%	\$38,274.79
Exterior Walls		\$38,274.79
07 Thermal & Moisture Protection	3.65%	\$10,865.07
Roof Construction		\$3,913.26
Roof Coverings		\$6,951.82
08 Doors & Windows	10.93%	\$32,506.95
Exterior Doors		\$4,551.75
Exterior Windows		\$21,000.00
Interior Doors		\$6,955.20
09 Finishes	18.00%	\$53,506.02
Ceiling Finishes		\$8,743.30
Floor Finishes		\$19,098.23
Partitions		\$14,246.70
Wall Finishes		\$11,417.78
11 Equipment	1.24%	\$3,675.00
Other Equipment		\$3,675.00
13 Special Construction	5.12%	\$15,232.65
Communications & Security		\$5,365.71
Sprinklers		\$9,866.94
15 Mechanical	16.97%	\$50,465.10
Cooling Generating Systems		\$23,847.60
Domestic Water Dist		\$8,190.00
Plumbing Fixtures		\$18,427.50
16 Electrical	7.72%	\$22,950.90
Electrical Service & Distribution		\$22,950.90
Total Raw Cost	100.00%	\$297,330.40

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,635.32
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$29,733.04
Total Additional Hard Cost		\$31,368.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$16,434.94

SIOH Conus	6.50%	\$22,433.69
Design	10.00%	\$32,869.88
08 MYr Inflation Fct	9.93%	\$39,763.42
Total Soft Cost		\$111,501.92
Total Project Cost for Replacement		\$440,200.68

INSERT BUILDING 1581 FLOOR PLANS HERE



Bldg 1582 (Bldgs 1583 and 1584 similar)

Building 1582

Building 1582 was constructed in 1975. The 8,996 square foot facility contains 24 lodging units: 24 single bedroom units with full bathroom and kitchenette. The building is functioning as 24 extended stay rooms. This building was under renovation at time of survey but it is assumed renovation standard will be similar to 1583 and 1584.

Significant Assumptions

The replacement and renovation cost models are based on 16 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 105% for Fort Campbell.

Cost Analysis

Condition Assessment Cost	\$1,420,115.00
Replacement Cost	\$2,061,460.00
Renovation to Replacement Cost Ratio	68.89%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 1582 is not recommended.

Attributes

01.Number of Units Constructed	24
02.Number of Units Used	24
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	24
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	24
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	16
16.Delta renovation	-8

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a headboard, nightstand, lamps, and an entertainment armoire in each bedroom. They are in good condition. The soft goods consist of curtains, TV, mattress and box springs and bed coverings. They are in good condition.
- Recommendation: Replace the hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of reinforced CMU walls on concrete footings. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in fair condition.
- Recommendation: Repair the damaged floor slab.

Superstructure

Floor Construction

- Analysis: The first floor is a slab on grade. The second floor is a cast-in-place concrete slab that also includes the exterior balcony. The first floor walls are load-bearing CMU. The second floor walls are wood stud. They are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is wood frame construction with plywood decking. The wood stud walls support the roof structure. The gutters are exterior to the roof with the downspouts exposed. The superstructure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls on the 1st floor are a stucco finish in good condition. The exterior walls on the 2nd floor are wood siding in fair condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The windows in these units are included in a storefront-type structure. The windows are aluminum framed, double-glazed. They were recently replaced but do not meet the ATEP standards. There is also an ergonomic issue with their installation. The windows are in good condition.

- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The exterior entry doors are a commercial grade metal door with aluminum frames and electronic locks. The doors are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The building has a sloped asphalt shingled roof on wood deck. The shingles and gutters are in good condition.

- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood stud partitions and are in good condition. Some 1st floor walls are plaster on lathe on CMU walls that are in good condition.

- Recommendation: No corrective action required.

Interior Doors

- Analysis: The solid core wood doors are in metal frames. The main closet door is a sliding type. The doors are in fair condition.

- Recommendation: Replace the interior doors, frame, and hardware.

Fittings

- Analysis: There are no toilet partitions in this building. The bathroom accessories are in fair condition.

- Recommendation: Replace the bathroom accessories.

Stairs

Stair Construction

- Analysis: The exterior stairs are concrete with metal nosings. The stairs have moderate spalling and cracking and are in fair condition. Some areas of the balconies near the stairs are cracking and are in fair condition.

- Recommendation: Replace the concrete stairs. Repair the cracked balconies.

Interior Finishes

Wall Finishes

- Analysis: Most of the wall finishes are painted drywall or plaster in fair condition.

- Recommendation: Install vinyl wall coverings where it currently does not exist. Install full height ceramic wall tile. Paint the remaining surfaces.

Floor Finishes

- Analysis: The units have carpet in fair condition. The restrooms and kitchenettes have sheet vinyl in good condition.
- Recommendation: Replace the carpet and install ceramic tile in bathroom and kitchenette.

Ceiling Finishes

- Analysis: The ceilings are painted gypsum board and plaster in good condition.
- Recommendation: Paint the gypsum board ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual bathroom containing a lavatory and vanity, flush valve toilet and a tub/shower combination in good condition. A small sink is in the kitchenette.
- Recommendation: Replace the entire plumbing system including fixtures.

Domestic Water Distribution

- Analysis: The hot water is produced from a dual fuel gas/oil boiler with an accompanying 500 plus gallon hot water tank. The boiler system was replaced in 2002 and appears in good condition but the units run out of hot water on a regular basis. The piping is original and is in fair condition.
- Recommendation: Replace the domestic water system piping.

HVAC

Cooling Generating Systems

- Analysis: The PTAC units provide heating and cooling. These have been installed since 1999 and are in good condition. The bathroom exhaust ventilation is a constant volume induced draft system in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: This building did not contain a sprinkler system.
- Recommendation: Install a new sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service comes through a 120/208Y volt, 2000 amp main panel located in building 1581. The electrical service was replaced in 2003 and is in good condition. The lighting is mostly incandescent and is in good condition. The outlets in the building are in sufficient quantity and in good condition.
- Recommendation: Install exit lights and emergency lights.

Communications and Security

- Analysis: The fire alarm system consists of hard-wired smoke detectors located in each room. The system has an annunciator panel and appears to be connected to the fire department. The system is in good condition. There are no exit signs or emergency lights located at critical locations around this building.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: Each unit has a kitchenette that includes base and wall cabinets, a micro fridge, stove/ oven unit, single-bowl sink, and a microwave. The appliances are in good condition but the cabinets are in fair condition.
- Recommendation: Replace the cabinets.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas, numerous trees and shrubs. The ground floor units sometimes flood during heavy rains due to a poor grade around the building. The asphalt parking area is in fair condition. The ground floor sidewalks and adjoining sidewalks are in fair condition.
- Recommendation: Regrade the area around the building. Resurface the parking lot. Replace the sidewalks.

Major Functional Criteria

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	16.89%	\$142,392.01
Beyond Useful Life		\$2,935.54
Poor Drainage: Landscape Areas		\$133,699.03
Walks: Concrete Walk Damaged or Failing		\$5,757.44
03 Concrete	0.71%	\$5,967.36
Floor Slab: Damaged or Cracked		\$5,967.36
05 Metals	1.99%	\$16,748.55
Exterior Stairs: Damaged or Failing		\$5,538.75
Railings - Inadequate or Missing		\$11,209.80
08 Doors & Windows	7.73%	\$65,197.44
Wood Door - Beyond Useful Life		\$65,197.44
09 Finishes	19.72%	\$166,275.22
Carpet: Beyond Useful Life		\$14,457.33
Floor Tile: Damaged or Failing		\$30,092.75
Interior ceilings: Paint Failing		\$4,785.64
Interior walls: Paint failing		\$1,498.57
Vinyl Wall Covering: Beyond expected useful life		\$48,255.24
Wall Tile: Damaged or Failing		\$67,185.69
10 Specialties	0.23%	\$1,954.26
BR Accessories: Replace due to remodel		\$1,954.26
11 Equipment	10.46%	\$88,225.20
Unit Kitchen: Beyond Useful Life		\$88,225.20
13 Special Construction	4.44%	\$37,423.85
Fire Sprinklers: Missing or Inadequate		\$37,423.85
15 Mechanical	16.36%	\$137,908.32
Boiler: Missing or inadequate		\$15,486.98
Circulator pump: Damaged or failing		\$799.26
Domestic water system: Beyond expected useful life		\$21,804.62
Hot water storage tank: Damaged or failing		\$4,979.63
Pipe, sewer or waste: Beyond expected useful life		\$10,460.67
Sink & vanity: Replace due to remodel		\$19,472.04
Tub: Beyond expected useful life		\$39,934.44
Water closet: Beyond expected useful life		\$24,970.68
16 Electrical	7.24%	\$61,058.39
Emergency Light: Missing or inadequate		\$1,834.88
Exit Light: Missing or inadequate		\$9,916.20
Fixture: Incandescent fixture beyond expected life		\$39,202.11
Inadequate exterior Lighting		\$10,105.20
19 FF&E	14.23%	\$120,000.00
Hard and soft goods: Beyond expected useful life		\$120,000.00

Total Raw Cost	100.00%	\$843,151.00
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Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,637.33
Force Protection	9.00%	\$83,889.31
General Conditions	10.00%	\$84,315.10
Total Additional Hard Cost		\$172,841.74

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$101,599.27
SIOH Conus	6.50%	\$72,643.48
Design	10.00%	\$101,599.27
08 MYr Inflation Fct	9.93%	\$128,279.19
Total Soft Cost		\$404,121.22
Total Project		\$1,420,113.96

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.78%	\$38,673.86
Site Earthwork		\$38,673.86
03 Concrete	15.91%	\$221,560.61
Floor Construction		\$128,084.36
Slab on Grade		\$28,586.25
Stair Construction		\$7,717.50
Standard Foundations		\$57,172.50
04 Masonry	6.33%	\$88,126.26
Exterior Walls		\$88,126.26
07 Thermal & Moisture Protection	7.54%	\$104,967.00
Roof Construction		\$34,199.75
Roof Coverings		\$70,767.25
08 Doors & Windows	8.68%	\$120,832.95
Exterior Doors		\$10,316.25
Exterior Windows		\$84,000.00
Interior Doors		\$26,516.70
09 Finishes	14.80%	\$206,044.99
Ceiling Finishes		\$30,949.63
Floor Finishes		\$59,171.62
Partitions		\$62,065.38
Wall Finishes		\$53,858.36
10 Specialties	0.11%	\$1,583.40
Fittings		\$1,583.40
11 Equipment	2.41%	\$33,600.00
Other Equipment		\$33,600.00
13 Special Construction	4.94%	\$68,835.69
Communications & Security		\$30,987.50
Sprinklers		\$37,848.20
15 Mechanical	23.88%	\$332,529.96
Cooling Generating Systems		\$133,554.96
Domestic Water Dist		\$20,160.00
Plumbing Fixtures		\$178,815.00
16 Electrical	6.87%	\$95,644.50
Electrical Service & Distribution		\$95,644.50
19 FF&E	5.75%	\$80,000.00
Interior FF&E allowance		\$80,000.00
Total Raw Cost	100.00%	\$1,392,399.22

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,658.20
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$139,239.92

Total Additional Hard Cost	\$146,898.12
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Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$76,964.87
SIOH Conus	6.50%	\$105,057.04
Design	10.00%	\$153,929.73
08 MYr Inflation Fct	9.93%	\$186,212.22
Total Soft Cost		\$522,163.87
Total Project Cost for Replacement		\$2,061,461.21

INSERT BUILDING 1582 FLOOR PLANS HERE



Building 1583

Building 1583 was constructed in 1975. The 8,996 square foot facility contains 24 lodging units: 24 single bedroom units with full bathroom and kitchenette. The building is functioning as 24 extended stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 16 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 105% for Fort Campbell.

Cost Analysis

Condition Assessment Cost	\$1,420,115.00
Replacement Cost	\$2,061,460.00
Renovation to Replacement Cost Ratio	68.89%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 1583 is not recommended.

Attributes

01.Number of Units Constructed	24
02.Number of Units Used	24
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	24
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	24
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	16
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a headboard, nightstand, lamps, and an entertainment armoire in each bedroom. They are in good condition. The soft goods consist of curtains, TV, mattress and box springs and bed coverings. They are in good condition.
- Recommendation: Replace the hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of reinforced CMU walls on concrete footings. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in fair condition.
- Recommendation: Repair the damaged slab.

Superstructure

Floor Construction

- Analysis: The first floor is a slab on grade. The second floor is a cast-in-place concrete slab that also includes the exterior balcony. The first floor walls are load-bearing CMU. The second floor walls are wood stud. They are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is wood frame construction with plywood decking. The wood stud walls support the roof structure. The gutters are exterior to the roof with the downspouts exposed. The superstructure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls on the 1st floor are a stucco finish in good condition. The exterior walls on the 2nd floor are wood siding in fair condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The windows in these units are included in a storefront-type structure. The windows are aluminum-framed, double-glazed. They were recently replaced. There is also an ergonomic issue with their installation. The windows are in good condition.

- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The exterior entry doors are a commercial grade metal door with aluminum frames and electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The sloped asphalt shingled roof on wood deck. The shingles and gutters are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood stud partitions and are in good condition. Some 1st floor walls are plaster on lathe on CMU walls in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The solid core wood doors in metal frames. The main closet door is a sliding type. The doors are in fair condition.
- Recommendation: Replace the interior doors, frames and hardware.

Fittings

- Analysis: There are no toilet partitions in this building. The bathroom accessories are in fair condition.
- Recommendation: Replace the bathroom accessories.

Stairs

Stair Construction

- Analysis: The exterior stairs are concrete with metal nosings. The stairs have moderate spalling and cracking and are in fair condition. Some areas of the balconies near the stairs are cracking and are in fair condition.
- Recommendation: Replace the concrete stairs. Repair the cracked balconies.

Interior Finishes

Wall Finishes

- Analysis: Most of the wall finishes are painted drywall or plaster in good condition.
- Recommendation: Install vinyl wall coverings where it currently does not exist. Install full height ceramic wall tile. Paint the remaining surfaces.

Floor Finishes

- Analysis: The units have carpet. The restrooms and kitchenettes have sheet vinyl in good condition.

- Recommendation: Replace the carpet and install ceramic tile in bathroom and kitchenette.

Ceiling Finishes

- Analysis: The ceilings are painted gypsum board and plaster in good condition.
- Recommendation: Paint the gypsum board ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual bathroom containing a lavatory and vanity, flush valve toilet and a tub/shower combination in good condition. A small sink is in the kitchenette.
- Recommendation: Replace the entire plumbing system including fixtures.

Domestic Water Distribution

- Analysis: The hot water is produced from a dual fuel gas/oil boiler with an accompanying 500 plus gallon hot water tank. The boiler system was replaced in 2002 and appears in good condition but the units run out of hot water on a regular basis. The piping is original and is in fair condition.
- Recommendation: Replace the domestic water system piping.

HVAC

Cooling Generating Systems

- Analysis: The PTAC units provide heating and cooling. These have been installed since 1999 and are in good condition. The bathroom exhaust ventilation is a constant volume induced draft system in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: This building did not contain a sprinkler system.
- Recommendation: Install a new sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service comes through a 120/208Y volt, 2000 amp main panel located in building 1581. The electrical service was replaced in 2003 and is in good condition. The lighting is mostly incandescent and is in good condition. The outlets in the building are in sufficient quantity and in good condition.
- Recommendation: Install exit lights and emergency lights.

Communications and Security

- Analysis: The fire alarm system consists of hard-wired smoke detectors located in each room. The system has an annunciator panel and appears to be connected to the fire department. The system is in good condition. There are no exit signs or emergency lights located at critical locations around this building.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: Each unit has a kitchenette that includes base and wall cabinets, a micro fridge, stove/ oven unit, single-bowl sink, and a microwave. The appliances are in good condition but the cabinets are in fair condition.
- Recommendation: Replace the kitchenette cabinets.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas, numerous trees and shrubs. The ground floor units sometimes flood during heavy rains due to a poor grade around the building. The asphalt parking area is in fair condition. The ground floor sidewalks and adjoining sidewalks are in fair condition.
- Recommendation: Regrade the area around the building. Resurface the parking lot. Replace the sidewalks.

Major Functional Criteria

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	16.89%	\$142,392.01
Beyond Useful Life		\$2,935.54
Poor Drainage: Landscape Areas		\$133,699.03
Walks: Concrete Walk Damaged or Failing		\$5,757.44
03 Concrete	0.71%	\$5,967.36
Floor Slab: Damaged or Cracked		\$5,967.36
05 Metals	1.99%	\$16,748.55
Exterior Stairs: Damaged or Failing		\$5,538.75
Railings - Inadequate or Missing		\$11,209.80
08 Doors & Windows	7.73%	\$65,197.44
Wood Door - Beyond Useful Life		\$65,197.44
09 Finishes	19.72%	\$166,275.22
Carpet: Beyond Useful Life		\$14,457.33
Floor Tile: Damaged or Failing		\$30,092.75
Interior ceilings: Paint Failing		\$4,785.64
Interior walls: Paint failing		\$1,498.57
Vinyl Wall Covering: Beyond expected useful life		\$48,255.24
Wall Tile: Damaged or Failing		\$67,185.69
10 Specialties	0.23%	\$1,954.26
BR Accessories: Replace due to remodel		\$1,954.26
11 Equipment	10.46%	\$88,225.20
Unit Kitchen: Beyond Useful Life		\$88,225.20
13 Special Construction	4.44%	\$37,423.85
Fire Sprinklers: Missing or Inadequate		\$37,423.85
15 Mechanical	16.36%	\$137,908.32
Boiler: Missing or inadequate		\$15,486.98
Circulator pump: Damaged or failing		\$799.26
Domestic water system: Beyond expected useful life		\$21,804.62
Hot water storage tank: Damaged or failing		\$4,979.63
Pipe, sewer or waste: Beyond expected useful life		\$10,460.67
Sink & vanity: Replace due to remodel		\$19,472.04
Tub: Beyond expected useful life		\$39,934.44
Water closet: Beyond expected useful life		\$24,970.68
16 Electrical	7.24%	\$61,058.39
Emergency Light: Missing or inadequate		\$1,834.88
Exit Light: Missing or inadequate		\$9,916.20
Fixture: Incandescent fixture beyond expected life		\$39,202.11
Inadequate exterior Lighting		\$10,105.20
19 FF&E	14.23%	\$120,000.00
Hard and soft goods: Beyond expected useful life		\$120,000.00

Total Raw Cost	100.00%	\$843,151.00
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Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,637.33
Force Protection	9.00%	\$83,889.31
General Conditions	10.00%	\$84,315.10
Total Additional Hard Cost		\$172,841.74

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$101,599.27
SIOH Conus	6.50%	\$72,643.48
Design	10.00%	\$101,599.27
08 MYr Inflation Fct	9.93%	\$128,279.19
Total Soft Cost		\$404,121.22
Total Project		\$1,420,113.96

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.78%	\$38,673.86
Site Earthwork		\$38,673.86
03 Concrete	15.91%	\$221,560.61
Floor Construction		\$128,084.36
Slab on Grade		\$28,586.25
Stair Construction		\$7,717.50
Standard Foundations		\$57,172.50
04 Masonry	6.33%	\$88,126.26
Exterior Walls		\$88,126.26
07 Thermal & Moisture Protection	7.54%	\$104,967.00
Roof Construction		\$34,199.75
Roof Coverings		\$70,767.25
08 Doors & Windows	8.68%	\$120,832.95
Exterior Doors		\$10,316.25
Exterior Windows		\$84,000.00
Interior Doors		\$26,516.70
09 Finishes	14.80%	\$206,044.99
Ceiling Finishes		\$30,949.63
Floor Finishes		\$59,171.62
Partitions		\$62,065.38
Wall Finishes		\$53,858.36
10 Specialties	0.11%	\$1,583.40
Fittings		\$1,583.40
11 Equipment	2.41%	\$33,600.00
Other Equipment		\$33,600.00
13 Special Construction	4.94%	\$68,835.69
Communications & Security		\$30,987.50
Sprinklers		\$37,848.20
15 Mechanical	23.88%	\$332,529.96
Cooling Generating Systems		\$133,554.96
Domestic Water Dist		\$20,160.00
Plumbing Fixtures		\$178,815.00
16 Electrical	6.87%	\$95,644.50
Electrical Service & Distribution		\$95,644.50
19 FF&E	5.75%	\$80,000.00
Interior FF&E allowance		\$80,000.00
Total Raw Cost	100.00%	\$1,392,399.22

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,658.20
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$139,239.92

Total Additional Hard Cost	\$146,898.12
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Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$76,964.87
SIOH Conus	6.50%	\$105,057.04
Design	10.00%	\$153,929.73
08 MYr Inflation Fct	9.93%	\$186,212.22
Total Soft Cost		\$522,163.87
Total Project Cost for Replacement		\$2,061,461.21

INSERT BUILDING 1583 FLOOR PLANS HERE



Building 1584

Building 1584 was constructed in 1975. The 8,996 square foot facility contains 22 lodging units: 22 single bedroom units with full bathroom and kitchenette. The building is functioning as 22 extended stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 16 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 105% for Fort Campbell.

Cost Analysis

Condition Assessment Cost	\$1,388,155.00
Replacement Cost	\$2,061,460.00
Renovation to Replacement Cost Ratio	67.34%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 1584 is not recommended.

Attributes

01.Number of Units Constructed	24
02.Number of Units Used	22
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	22
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	22
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	16
16.Delta renovation	-8

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a headboard, nightstand, lamps, and an entertainment armoire in each bedroom. They are in good condition. The soft goods consist of curtains, TV, mattress and box springs and bed coverings. They are in good condition.
- Recommendation: Replace the hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of reinforced CMU walls on concrete footings. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in fair condition.
- Recommendation: Repair the damaged floor slab.

Superstructure

Floor Construction

- Analysis: The first floor is a slab on grade. The second floor is a cast-in-place concrete slab that also includes the exterior balcony. The first floor walls are load-bearing CMU. The second floor walls are wood stud. They are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is wood frame construction with plywood decking. The wood stud walls support the roof structure. The gutters are exterior to the roof with the downspouts exposed. The superstructure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls on the 1st floor are a stucco finish in good condition. The exterior walls on the 2nd floor are wood siding in fair condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The windows in these units are included in a storefront-type structure. The windows are aluminum-framed, double-glazed. They were recently replaced. There is also an ergonomic issue with their installation. The windows are in good condition.

- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The exterior entry doors are a commercial grade metal with aluminum frames and electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The building has a sloped asphalt shingled roof on a wood deck. The shingles and gutters are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood stud partitions and are in good condition. Some 1st floor walls are plaster on lathe on CMU walls in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The solid core wood doors are in metal frames. The main closet door is a sliding type. The doors are in fair condition.
- Recommendation: Replace the interior doors, frames and hardware.

Fittings

- Analysis: There are no toilet partitions in this building. The bathroom accessories are in fair condition.
- Recommendation: Replace the bathroom accessories.

Stairs

Stair Construction

- Analysis: The exterior stairs are concrete with metal nosing. The stairs have moderate spalling and cracking and are in fair condition. Some areas of the balconies near the stairs are cracking and are in fair condition.
- Recommendation: Replace the concrete stairs. Repair the cracked balconies.

Interior Finishes

Wall Finishes

- Analysis: Most of the wall finishes are painted drywall or plaster in good condition.
- Recommendation: Install vinyl wall coverings where it currently does not exist. Install full height ceramic wall tile. Paint the remaining surfaces.

Floor Finishes

- Analysis: The units have carpet in fair condition. The restrooms and kitchenettes have sheet vinyl in good condition.

- Recommendation: Replace the carpet. Install ceramic tile in the bathroom and kitchenette.

Ceiling Finishes

- Analysis: The ceilings are painted gypsum board and plaster in good condition.
- Recommendation: Paint the gypsum board ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual bathroom containing a lavatory and vanity, flush valve toilet and a tub/shower combination in good condition. A small sink is in the kitchenette.
- Recommendation: Replace the entire plumbing system including the fixtures.

Domestic Water Distribution

- Analysis: The hot water is produced from a dual fuel gas/oil boiler with an accompanying 500 plus gallon hot water tank. The boiler system was replaced in 2002 and appears in good condition but the units run out of hot water on a regular basis. The piping is original and is in fair condition.
- Recommendation: Replace the domestic water system piping.

HVAC

Cooling Generating Systems

- Analysis: The PTAC units provide heating and cooling. These have been installed since 1999 and are in good condition. The bathroom exhaust ventilation is a constant volume induced draft system in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: This building did not contain a sprinkler system.
- Recommendation: Install a new sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service comes through a 120/208Y volt, 800 amp main panel. The electrical service was replaced in 2003 and is in good condition. The lighting is mostly incandescent and is in good condition. The outlets in the building are in sufficient quantity and in good condition. There are no exit signs or emergency lights located at critical locations around this building.
- Recommendation: Install exit lights and emergency lights.

Communications and Security

- Analysis: The fire alarm system consists of hard-wired smoke detectors located in each room. The system has an annunciator panel and appears to be connected to the fire department. The system is in good condition.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: Each unit has a kitchenette that includes base and wall cabinets, a micro fridge, stove/ oven unit, single-bowl sink, and a microwave. The appliances are in good condition but the cabinets are in fair condition.
- Recommendation: Replace the kitchenette cabinets.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas, numerous trees and shrubs. The ground floor units sometimes flood during heavy rains due to a poor grade around the building. The asphalt parking area is in fair condition. The ground floor sidewalks and adjoining sidewalks are in fair condition.
- Recommendation: Regrade the area around the building. Resurface the parking lot. Replace the sidewalks.

Major Functional Criteria

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	17.28%	\$142,392.01
Beyond Useful Life		\$2,935.54
Poor Drainage: Landscape Areas		\$133,699.03
Walks: Concrete Walk Damaged or Failing		\$5,757.44
03 Concrete	0.72%	\$5,967.36
Floor Slab: Damaged or Cracked		\$5,967.36
05 Metals	2.03%	\$16,748.55
Exterior Stairs: Damaged or Failing		\$5,538.75
Railings - Inadequate or Missing		\$11,209.80
08 Doors & Windows	7.91%	\$65,197.44
Wood Door - Beyond Useful Life		\$65,197.44
09 Finishes	20.17%	\$166,275.22
Carpet: Beyond Useful Life		\$14,457.33
Floor Tile: Damaged or Failing		\$30,092.75
Interior ceilings: Paint Failing		\$4,785.64
Interior walls: Paint failing		\$1,498.57
Vinyl Wall Covering: Beyond expected useful life		\$48,255.24
Wall Tile: Damaged or Failing		\$67,185.69
10 Specialties	0.24%	\$1,954.26
BR Accessories: Replace due to remodel		\$1,954.26
11 Equipment	9.81%	\$80,873.10
Unit Kitchen: Beyond Useful Life		\$80,873.10
13 Special Construction	4.54%	\$37,423.85
Fire Sprinklers: Missing or Inadequate		\$37,423.85
15 Mechanical	16.54%	\$136,285.65
Boiler: Missing or inadequate		\$15,486.98
Circulator pump: Damaged or failing		\$799.26
Domestic water system: Beyond expected useful life		\$21,804.62
Hot water storage tank: Damaged or failing		\$4,979.63
Pipe, sewer or waste: Beyond expected useful life		\$10,460.67
Sink & vanity: Replace due to remodel		\$17,849.37
Tub: Beyond expected useful life		\$39,934.44
Water closet: Beyond expected useful life		\$24,970.68
16 Electrical	7.41%	\$61,058.39
Emergency Light: Missing or inadequate		\$1,834.88
Exit Light: Missing or inadequate		\$9,916.20
Fixture: Incandescent fixture beyond expected life		\$39,202.11
Inadequate exterior Lighting		\$10,105.20
19 FF&E	13.35%	\$110,000.00
Hard and soft goods: Beyond expected useful life		\$110,000.00

Total Raw Cost	100.00%	\$824,176.00
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Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,532.97
Force Protection	9.00%	\$82,001.39
General Conditions	10.00%	\$82,417.60
Total Additional Hard Cost		\$168,951.96

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$99,312.80
SIOH Conus	6.50%	\$71,008.65
Design	10.00%	\$99,312.80
08 MYr Inflation Fct	9.93%	\$125,392.29
Total Soft Cost		\$395,026.53
Total Project		\$1,388,154.49

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.78%	\$38,673.86
Site Earthwork		\$38,673.86
03 Concrete	15.91%	\$221,560.61
Floor Construction		\$128,084.36
Slab on Grade		\$28,586.25
Stair Construction		\$7,717.50
Standard Foundations		\$57,172.50
04 Masonry	6.33%	\$88,126.26
Exterior Walls		\$88,126.26
07 Thermal & Moisture Protection	7.54%	\$104,967.00
Roof Construction		\$34,199.75
Roof Coverings		\$70,767.25
08 Doors & Windows	8.68%	\$120,832.95
Exterior Doors		\$10,316.25
Exterior Windows		\$84,000.00
Interior Doors		\$26,516.70
09 Finishes	14.80%	\$206,044.99
Ceiling Finishes		\$30,949.63
Floor Finishes		\$59,171.62
Partitions		\$62,065.38
Wall Finishes		\$53,858.36
10 Specialties	0.11%	\$1,583.40
Fittings		\$1,583.40
11 Equipment	2.41%	\$33,600.00
Other Equipment		\$33,600.00
13 Special Construction	4.94%	\$68,835.69
Communications & Security		\$30,987.50
Sprinklers		\$37,848.20
15 Mechanical	23.88%	\$332,529.96
Cooling Generating Systems		\$133,554.96
Domestic Water Dist		\$20,160.00
Plumbing Fixtures		\$178,815.00
16 Electrical	6.87%	\$95,644.50
Electrical Service & Distribution		\$95,644.50
19 FF&E	5.75%	\$80,000.00
Interior FF&E allowance		\$80,000.00
Total Raw Cost	100.00%	\$1,392,399.22

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,658.20
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$139,239.92

Total Additional Hard Cost	\$146,898.12
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Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$76,964.87
SIOH Conus	6.50%	\$105,057.04
Design	10.00%	\$153,929.73
08 MYr Inflation Fct	9.93%	\$186,212.22
Total Soft Cost		\$522,163.87
Total Project Cost for Replacement		\$2,061,461.21

INSERT BUILDING 1584 FLOOR PLAN HERE



Front view #1585.

Building 1585

Building 1585 was constructed in 1975. The 3,014 square foot facility contains 12 lodging units: 8 single bedroom units with full bathroom and kitchenette and 4 suites with full bathroom and kitchenette. The building is functioning as 8 extended stay rooms and 4 family suites/DVQs.

Significant Assumptions

The replacement cost model is based on 8 extended stay rooms and 4 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 105% for Fort Campbell.

Cost Analysis

Condition Assessment Cost	\$959,620.00
Replacement Cost	\$1,416,320.00
Renovation to Replacement Cost Ratio	67.75%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 1585 is not recommended.

Attributes

01.Number of Units Constructed	12
02.Number of Units Used	12
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	8
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	4
10.Operating as Standard Room	0
11.Operating as Extended Stay	8
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	8
15.Renovated to Family Suite	4
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a headboard, nightstand, lamps, and an entertainment armoire in each bedroom. They are in good condition. The soft goods consist of curtains, TV, mattress and box springs and bed coverings. They are in good condition. The suites also have an easy chair, couch, dresser, and coffee table in good condition.
- Recommendation: Replace the hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of reinforced CMU walls on concrete footings. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in fair condition.
- Recommendation: Repair the damaged floor slab.

Superstructure

Floor Construction

- Analysis: The first floor is a slab on grade. The second floor is a cast-in-place concrete slab that also includes the exterior balcony. The first floor walls are load-bearing CMU. The second floor walls are wood stud. They are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is wood frame construction with plywood decking. The wood stud walls support the roof structure. The gutters are exterior to the roof with the downspouts exposed. The superstructure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls on the 1st floor are a stucco finish in good condition. The exterior walls on the 2nd floor are wood siding in fair condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The windows in these units are included in a storefront-type structure. The windows are aluminum-framed, double-glazed. They were recently replaced. There is also an ergonomic issue with their installation. The windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The exterior entry doors are a commercial grade metal with aluminum frames and electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The building has a sloped asphalt shingled roof on wood deck. The shingles and gutters are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood stud partitions and are in good condition. Some of the 1st floor walls are plaster on lathe on CMU walls in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The solid core wood doors are in metal frames. The main closet door is a sliding type. The doors are in fair condition.
- Recommendation: Replace the interior doors, frames and hardware.

Fittings

- Analysis: There are no toilet partitions in this building. The bathroom accessories are in fair condition.
- Recommendation: Replace the bathroom accessories.

Stairs

Stair Construction

- Analysis: The exterior stairs are concrete with metal nosing. The stairs have moderate spalling and cracking and are in fair condition. Some areas of the balconies near the stairs are cracking and are in fair condition.
- Recommendation: Replace the concrete stairs. Repair the cracked balconies.

Interior Finishes

Wall Finishes

- Analysis: Most of the wall finishes are painted drywall or plaster in good condition.
- Recommendation: Install vinyl wall coverings where it currently does not exist. Install full height ceramic wall tile. Paint the remaining surfaces.

Floor Finishes

- Analysis: The units have carpet. The restrooms and kitchenettes have sheet vinyl in good condition.
- Recommendation: Replace the carpet. Install ceramic tile in the bathroom and kitchenette.

Ceiling Finishes

- Analysis: The ceilings are painted gypsum board and plaster in good condition.
- Recommendation: Paint the gypsum board ceilings.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual bathroom containing a lavatory and vanity, flush valve toilet and a tub/shower combination in good condition. A small sink is in the kitchenette.
- Recommendation: Replace entire plumbing system including the fixtures.

Domestic Water Distribution

- Analysis: The hot water is produced from a dual fuel gas/oil boiler with an accompanying 500 plus gallon hot water tank. The boiler system was replaced in 2002 and appears in good condition but the units run out of hot water on a regular basis. The piping is original and is in fair condition.
- Recommendation: Replace the domestic water system piping.

HVAC**Cooling Generating Systems**

- Analysis: The PTAC units provides heating and cooling. These have been installed since 1999 and are in good condition. The bathroom exhaust ventilation is a constant volume induced draft system in good condition.
- Recommendation: No corrective action required.

Fire Protection**Sprinklers**

- Analysis: This building did not contain a sprinkler system.
- Recommendation: Install a new sprinkler system.

Electrical**Electrical Service/Distribution**

- Analysis: The electrical service comes through a 120/208Y volt, 800 amp main panel. The electrical service was replaced in 2003 and is in good condition. The lighting is mostly incandescent and is in good condition. The outlets in the building are in sufficient quantity and in good condition. There are no exit signs or emergency lights located at critical locations around this building.
- Recommendation: Install exit lights and emergency lights.

Communications and Security

- Analysis: The fire alarm system consists of hard-wired smoke detectors located in each room. The system has an annunciator panel and appears to be connected to the fire department. The system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: Each unit has a kitchenette that includes base and wall cabinets, a micro fridge, stove/ oven unit, single-bowl sink, and a microwave. The appliances are in good condition but the cabinets are in fair condition.
- Recommendation: Replace the kitchenette cabinets.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas, numerous trees and shrubs. The ground floor units sometimes flood during heavy rains due to a poor grade around the building. The asphalt parking area is in fair condition. The ground floor sidewalks and adjoining sidewalks are in fair condition. The site lighting is in good condition.
- Recommendation: Regrade the area around the building. Resurface the parking lot. Replace the sidewalks.

Major Functional Criteria

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	20.33%	\$115,853.62
Beyond Useful Life		\$2,935.54
Poor Drainage: Landscape Areas		\$108,097.08
Walks: Concrete Walk Damaged or Failing		\$4,821.00
03 Concrete	1.05%	\$5,967.36
Floor Slab: Damaged or Cracked		\$5,967.36
05 Metals	2.60%	\$14,820.75
Exterior Stairs: Damaged or Failing		\$5,538.75
Railings - Inadequate or Missing		\$9,282.00
08 Doors & Windows	5.72%	\$32,598.72
Wood Door - Beyond Useful Life		\$32,598.72
09 Finishes	31.11%	\$177,245.97
Carpet: Beyond Useful Life		\$9,634.34
Floor Tile: Damaged or Failing		\$19,796.94
Interior ceilings: Paint Failing		\$3,175.56
Interior walls: Paint failing		\$1,748.23
Vinyl Wall Covering: Beyond expected useful life		\$65,526.27
Wall Tile: Damaged or Failing		\$77,364.63
10 Specialties	0.34%	\$1,954.26
BR Accessories: Replace due to remodel		\$1,954.26
11 Equipment	7.74%	\$44,112.60
Unit Kitchen: Beyond Useful Life		\$44,112.60
13 Special Construction	2.20%	\$12,527.91
Fire Sprinklers: Missing or Inadequate		\$12,527.91
15 Mechanical	13.03%	\$74,266.16
Boiler: Missing or inadequate		\$15,486.98
Circulator pump: Damaged or failing		\$799.26
Domestic water system: Beyond expected useful life		\$7,304.28
Hot water storage tank: Damaged or failing		\$4,979.63
Pipe, sewer or waste: Beyond expected useful life		\$3,507.43
Sink & vanity: Replace due to remodel		\$9,736.02
Tub: Beyond expected useful life		\$19,967.22
Water closet: Beyond expected useful life		\$12,485.34
16 Electrical	5.34%	\$30,398.54
Emergency Light: Missing or inadequate		\$614.07
Exit Light: Missing or inadequate		\$9,916.20
Fixture: Incandescent fixture beyond expected life		\$13,131.47
Inadequate exterior Lighting		\$6,736.80
19 FF&E	10.53%	\$60,000.00
Hard and soft goods: Beyond expected useful life		\$60,000.00

Total Raw Cost	100.00%	\$569,746.00
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Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,133.60
Force Protection	9.00%	\$56,686.88
General Conditions	10.00%	\$56,974.60
Total Additional Hard Cost		\$116,795.08

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$68,654.11
SIOH Conus	6.50%	\$49,087.69
Design	10.00%	\$68,654.11
08 MYr Inflation Fct	9.93%	\$86,682.64
Total Soft Cost		\$273,078.55
Total Project		\$959,619.63

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.45%	\$23,432.19
Site Earthwork		\$23,432.19
03 Concrete	14.38%	\$137,564.19
Floor Construction		\$77,955.69
Slab on Grade		\$17,298.75
Stair Construction		\$7,717.50
Standard Foundations		\$34,592.25
04 Masonry	6.72%	\$64,293.37
Exterior Walls		\$64,293.37
07 Thermal & Moisture Protection	6.61%	\$63,198.72
Roof Construction		\$20,080.38
Roof Coverings		\$43,118.34
08 Doors & Windows	9.97%	\$95,338.95
Exterior Doors		\$10,316.25
Exterior Windows		\$67,200.00
Interior Doors		\$17,822.70
09 Finishes	12.80%	\$122,409.02
Ceiling Finishes		\$17,907.56
Floor Finishes		\$41,455.62
Partitions		\$35,323.91
Wall Finishes		\$27,721.93
10 Specialties	0.17%	\$1,583.40
Fittings		\$1,583.40
11 Equipment	2.63%	\$25,200.00
Other Equipment		\$25,200.00
13 Special Construction	4.35%	\$41,649.07
Communications & Security		\$18,749.00
Sprinklers		\$22,900.07
15 Mechanical	27.44%	\$262,457.50
Cooling Generating Systems		\$80,807.50
Domestic Water Dist		\$15,120.00
Plumbing Fixtures		\$166,530.00
16 Electrical	6.22%	\$59,516.10
Electrical Service & Distribution		\$59,516.10
19 FF&E	6.27%	\$60,000.00
Interior FF&E allowance		\$60,000.00
Total Raw Cost	100.00%	\$956,642.51

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,261.53
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$95,664.25

Total Additional Hard Cost **\$100,925.78**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$52,878.41
SIOH Conus	6.50%	\$72,179.04
Design	10.00%	\$105,756.83
08 MYr Inflation Fct	9.93%	\$127,936.39
Total Soft Cost		\$358,750.67
Total Project Cost for Replacement		\$1,416,318.96

INSERT BUILDING 1585 FLOOR PLAN HERE



Building 1595

Building 1595 was constructed in 1982. The 1,178 square foot facility is residential in nature and is used as a DVQ. It contains 1 lodging unit: 2 bedrooms with adjoining baths, a full kitchen, dining and living room. The building is functioning as 1 extended stay room.

Significant Assumptions

The replacement and renovation cost models are based on 1 extended stay room and 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 105% for Fort Campbell.

Cost Analysis

Condition Assessment Cost	\$151,275.00
Replacement Cost	\$194,515.00
Renovation to Replacement Cost Ratio	77.77%

Because the Condition Assessment to Replacement Cost Ratio is at 50%, renovation of Building 1595 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	1
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	1
16.Delta renovation	1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a headboard, nightstand, and dresser in each bedroom; a couch, easy chair, coffee table, end table, a dining room table with chairs. They are in good condition. The soft goods consist of blinds on the windows with toppers, TV, mattress and box springs and bed coverings. They are in good condition.
- Recommendation: Replace the hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of concrete perimeter footers and piers on compacted soil. The foundation wall is CMU. Steel beams provide support from wall to wall and across the piers. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade sections in this building's foundation.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The first floor is a wood joist system supported by CMU foundation walls and steel beams. The second floor is a wood joist construction. The floor structure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is wood frame construction with plywood decking. The wood stud walls support the roof structure. The gutters are exterior to the roof with the downspouts exposed. The superstructure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a stained wood panel siding. The walls are in good condition but will need to be stained.
- Recommendation: Stain the wood siding.

Exterior Windows

- Analysis: The windows are wood, double glazed, and single hung and are in good condition. They were recently replaced.

- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The front exterior door is a solid core wood door with side lites. The rear door is a metal patio-type slider. They are in good conditions. There is no keyless lockset.
- Recommendation: Replace the doors.

Roofing

Roof Coverings

- Analysis: The building has a sloped asphalt shingled roof on wood deck. The shingles and gutters are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood stud partitions and are in good condition. The great room appears to be wood paneling on wood studs and in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The hollow core wood doors are in wood frames. The bathroom doors are pocket doors. The closet doors are bi-fold, louvered doors. The doors are in fair condition.
- Recommendation: Replace the doors.

Interior Finishes

Wall Finishes

- Analysis: The great room has wood paneling; the kitchen has vinyl wall covering; the bedrooms have painted gypsum board; and the bathrooms have painted gypsum board with a ceramic tile wainscot. They are in good condition.
- Recommendation: Paint the gypsum board surfaces other than bedrooms. Replace the vinyl wall covering. Install full height ceramic tile in the bathrooms.

Floor Finishes

- Analysis: The units have carpet. The bathrooms have ceramic tile, the kitchen and the utility room have vinyl composition tile, and the foyer has linoleum tile. The floor coverings are in good condition.
- Recommendation: Replace the carpet and the ceramic tile. Replace the VCT and linoleum with ceramic tile.

Ceiling Finishes

- Analysis: The ceilings are painted gypsum board. The kitchen has an acoustical ceiling tile. Both of the ceiling finishes are in good condition.
- Recommendation: Paint the gypsum board ceilings in living area. Replace the acoustical ceiling tile with painted drywall.

Plumbing

Plumbing Fixtures

- Analysis: This building has two full bathrooms. Each contains a lavatory and vanity, a water closet and a tub/shower combination. The plumbing fixtures are in fair condition.
- Recommendation: Replace the entire plumbing system including the fixtures.

Domestic Water Distribution

- Analysis: The hot water is produced from a 50-gallon electric residential type water heater. The water heater is in good condition. The building system piping is in good condition.
- Recommendation: Replace the domestic water system piping.

HVAC

Cooling Generating Systems

- Analysis: The heating and cooling is provided by a central air system, which uses a combination single-package electric air-conditioning/gas heat unit located on the exterior of the building. The bathroom exhaust ventilation is a switched unit in good condition. The system is in good condition.
- Recommendation: Replace the heating/cooling units.

Fire Protection

Sprinklers

- Analysis: This building does not contain a sprinkler system.
- Recommendation: Install a new sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service comes through a 120/208Y volt 200 amp main panel. The electrical service is in good condition. The lighting is mostly incandescent and is in good condition. The outlets in the building are in sufficient quantity and in good condition. There are no exit signs or emergency lights located inside this building.
- Recommendation: Replace the main service, branch circuits and lighting.

Communications and Security

- Analysis: The fire alarm system consists of hard-wired smoke detectors located in each room. The system has an annunciator panel and appears to be connected to the fire department. The system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: This building contains a full kitchen in good condition. The kitchen appliances include a refrigerator, stove/ oven unit, dishwasher, and a microwave. The appliances are in good condition.
- Recommendation: Replace the cabinets.

Site Preparation**Site Earthwork**

- Analysis: The site consists of grass covered yard areas, numerous trees and shrubs and private driveway. The site is graded properly to allow for drainage and has foundation plantings but slopes steeply in the rear to a water-filled quarry. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	6.46%	\$5,801.16
Beyond Useful Life		\$5,367.60
Walks: Concrete Walk Damaged or Failing		\$433.56
06 Wood & Plastics	10.57%	\$9,494.43
Base Cabinets: Beyond Useful Life		\$4,361.61
Upper cabinets: Beyond expected useful life		\$5,132.82
08 Doors & Windows	11.29%	\$10,139.98
Ext Wood door with side lite: Beyond Useful Life		\$905.53
Sliding Glass Door: Beyond Useful Life		\$1,084.76
Wood Door - Beyond Useful Life		\$8,149.69
09 Finishes	20.46%	\$18,376.16
Carpet: Beyond Useful Life		\$2,206.64
Exterior Wood Stain Finish: Failing		\$2,031.12
Floor Tile: Damaged or Failing		\$4,043.54
Interior ceilings: Paint Failing		\$701.28
Vinyl Wall Covering: Beyond expected useful life		\$3,760.68
Wall Tile: Damaged or Failing		\$5,632.90
10 Specialties	0.18%	\$162.86
BR Accessories: Replace due to remodel		\$162.86
13 Special Construction	5.45%	\$4,896.60
Fire Sprinklers: Missing or Inadequate		\$4,896.60
15 Mechanical	24.35%	\$21,866.82
Domestic water system: Beyond expected useful life		\$2,856.75
DX Unit: Missing or inadequate		\$6,888.00
Kitchen exhaust: Beyond expected useful life		\$1,177.05
Pipe, sewer or waste: Beyond expected useful life		\$1,370.49
Sink & vanity: Replace due to remodel		\$1,622.67
Sink, kitchen: Beyond expected useful life		\$2,543.10
Tub: Beyond expected useful life		\$3,327.87
Water closet: Beyond expected useful life		\$2,080.89
16 Electrical	15.67%	\$14,078.06
Branch Circuits: Beyond Expected Useful Life		\$3,878.70
Fixture: Incandescent fixture beyond expected life		\$5,134.16
Overhead service: Inadequate clearance		\$4,055.10
Walkway light: Missing or inadequate		\$1,010.10
19 FF&E	5.57%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$89,816.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$493.99
Force Protection	9.00%	\$8,936.24
General Conditions	10.00%	\$8,981.60
Total Additional Hard Cost		\$18,411.83

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$10,822.78
SIOH Conus	6.50%	\$7,738.29
Design	10.00%	\$10,822.78
08 MYr Inflation Fct	9.93%	\$13,664.84
Total Soft Cost		\$43,048.70
Total Project		\$151,276.53

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	5.02%	\$6,600.56
Site Earthwork		\$6,600.56
03 Concrete	11.21%	\$14,727.32
Floor Construction		\$7,519.52
Slab on Grade		\$3,002.55
Standard Foundations		\$4,205.25
04 Masonry	15.56%	\$20,447.88
Exterior Walls		\$20,447.88
07 Thermal & Moisture Protection	3.11%	\$4,079.86
Roof Construction		\$1,700.50
Roof Coverings		\$2,379.37
08 Doors & Windows	15.70%	\$20,629.35
Exterior Doors		\$4,551.75
Exterior Windows		\$12,600.00
Interior Doors		\$3,477.60
09 Finishes	14.66%	\$19,258.84
Ceiling Finishes		\$2,458.13
Floor Finishes		\$6,622.44
Partitions		\$6,190.87
Wall Finishes		\$3,987.40
11 Equipment	5.59%	\$7,350.00
Other Equipment		\$7,350.00
13 Special Construction	3.27%	\$4,297.77
Communications & Security		\$1,513.89
Sprinklers		\$2,783.88
15 Mechanical	12.19%	\$16,020.90
Cooling Generating Systems		\$6,728.40
Domestic Water Dist		\$3,150.00
Plumbing Fixtures		\$6,142.50
16 Electrical	6.07%	\$7,971.60
Electrical Service & Distribution		\$7,971.60
19 FF&E	7.61%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$131,384.08

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$722.61
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$13,138.41
Total Additional Hard Cost		\$13,861.02

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$7,262.25
SIOH Conus	6.50%	\$9,912.98
Design	10.00%	\$14,524.51
08 MYr Inflation Fct	9.93%	\$17,570.62
Total Soft Cost		\$49,270.37
Total Project Cost for Replacement		\$194,515.46

INSERT BUILDING 1595 FLOOR PLANS HERE

Army Lodging Wellness Recommendation

Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Public Areas											
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	3 station / 250 s.f.	3 station / 250 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each		If building is over two stories high
Stairs	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
Guest Rooms											
Guest Room - Standard	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450			

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Back-of-House Areas											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	-	-	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f.
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16 *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
EXTERIOR											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.